

## **Homeport Emailed Comments**

### **Jill Allbritton**

I am against the rowing club at homeport farms. It is one of the few places I can launch my kayak in Anne Arundel county. I support keeping this park for public use rather than private use.

### **Mary Alter**

I am Mary Alter

Below are my recollections about the dedication of Homeport Farms Park.

The dedication of Homeport Park was held at the park on the top of the hill overlooking the treed waterfront.

The theme of the dedication was that Homeport Farm Park was to be a passive use park.

There would not be any water, sewer, or electricity available.

There would be a gravel drive from the entrance to the park to a parking area about halfway down the incline to the water. The parking area would be small, for about 20 - 25 cars. From the parking area there would be a gravel walkway down to Church Creek. None of the areas would see "hard pavement ". There was the possibility that sand could be placed at water's edge for a cleaner entrance and exit to the creek.

The left, or north, side of the park would have more trees added and a possible walking trail to enjoy wildlife, especially nesting birds.

The right, or south side of the park would be left with the grassy area already there for picnicking or just a walking area.

The west side, or the entrance area would have an area for small garden plots. Since there would not be any water to the park, a well could be drilled and a hand pump installed. Gardeners would bring their own equipment to water their garden plots.

There would not be any sewer/plumbing hence no toilet facilities.

There would not be any electricity to the park.

No ball field would be installed.

No music events would be allowed in keeping with the passive use theme.

During the Leopoldo administration [approximately 15 years ago], while I was Chairman of the Planning and Advisory Board, Parks and Recreation came to the Planning Advisory Board with some members of the rowing club to request permission to leave boats and equipment at the park on a permanent basis. They also want a paved ramp to launch the boats. I believe they also wanted to store the boats during the winter.

The 6 other members of PAB had no knowledge of the park nor its history. After the rep from Parks and Rec gave his presentation, I addressed the Board. I told them about the dedication ceremony and stated that I had a copy of the deed at home. I briefly gave the board a summary of the restrictions in the deed.

I then told the Board that I would adjourn the meeting for 1/2 hour while I went home to get my copy of the deed for them to read.

The rep from Parks and Recreation had a quick moment with the members of the rowing club, turned to the 7 of us on the PAB and said that they were withdrawing the request. They thanked us for our time and left the meeting.

The PAB saw no further requests for the rowing club to store equipment during the Leopold administration.

Mary Alter

### **Amelia-Yahoo**

A big NO to a proposed private rowing club at the Homeport site. Traffic is always a mess along that main artery to the south and cannot afford more vehicle traffic! (Unless you're ready to build another bridge/lane over the South River....) Not to mention the potential pollution. It's already questionable to swim in any of these local waterways, sadly.

You should be spending more time money and energy on fixing the roads in the county and improve landscaping (weed, mulch, rake) along Annapolis' main roads. Such an eyesore in the capital city :(

Put this facility farther out in the country at one of the many less-congested water access points.

### **Lisa Arrasmith**

The Public Water Access Committee submits the attached comments in opposition to rowing in Homeport Farm Park, in opposition to use of public boat ramp funding and public water access funding for a rowing center and in support of county financial support for continued use of Camp Woodlands for junior rowing.

Thank you for the opportunity to participate in this process.

Summary: The Public Water Access Committee submits these comments in opposition to rowing in Homeport Farm Park, in opposition to use of public boat ramp funding and public water access

funding for a rowing center and in support of county financial support for continued use of Camp Woodlands for junior rowing.

#### Introduction:

The Public Water Access Committee is an independent group of “wet feet” activists committed to dramatically improving public water access to the Chesapeake Bay and its tributaries. We work for public water access for the general public, including public swimming beaches, public boat ramps, public fishing piers and public launches for kayaks, canoes, standup paddleboards, kiteboards and windsurfers. We do not have private or public funding and we pay for our own gas and coffee and the occasional beer.

The Public Water Access Committee opposes rowing in Homeport Farm Park and the use of public boat ramp funding for a rowing center. The current amorphous junior rowing proposal is the first stage of a publicly funded \$25 million rowing center for private clubs in a public park. It is the camel’s nose under the tent. Homeport Farm Park is the only usable public water access spot on the South River. Rowing will dominate and eventually monopolize the park, pushing out general public water access. \$25 million dollars in public funding could go a long way for general youth and adult recreation.

This is the fourth time in fifteen years that the Department of Recreation and Parks has tried to turn Homeport Farm Park into a rowing center for the benefit of private rowing clubs, despite the deed restrictions that block organized rowing in the park. The county should abandon efforts to force rowing into Homeport Farm Park, finance modest improvements in Camp Woodlands in exchange for a long term lease for the junior rowers and use public boat ramp money for a new public boat ramp in Beachwood Park.

#### Deed restrictions and 2016 professional study block rowing in Homeport Farm Park.

Homeport Farm Park is the result of an agreement between the county and the developer of the Homeport Farm subdivision. In exchange for permission to build homes, the Homeport developer donated 25 acres to the county for a passive public park. Those 25 donated acres became Homeport Farm Park. The deed transferring the land to the county contains restrictions that ban many activities, including rowing, in Homeport Farm Park. Homeport HOA, the subdivision, has the enforcement rights for the deed restrictions.

Despite the deed restrictions, the private rowing clubs have twice before tried to turn Homeport Farm Park into a rowing center. The first was during the 2008-2009 Master Plan process. The rowing clubs participated in the planning process and presented a full proposal for rowing in the park. The deed restrictions blocked the rowers’ proposal from inclusion in the final Master Plan. The 2009 Master Plan, in accordance with the deed restrictions, allows only non-motorized cartop boats.

The private rowing clubs again tried to turn Homeport Farm Park into a rowing center. This time, the Homeport rowing center proposal reached the Planning Advisory Board (PAB). The PAB Chair was familiar with the Homeport deed restrictions and sharply questioned the rowing proposal before the PAB. Under that scrutiny, the Department of Recreation and Parks conferred with the rowing clubs and withdrew the proposal for rowing in Homeport Farm Park.

In 2015 the Annapolis Rowing Club and the Annapolis Junior Rowing Club commissioned a professional study of five potential rowing center sites from the leading US rowing organizations: Sports Facilities Advisory, RowAmerica, and USRowing. That study analyzed five potential sites: Gingerville Cove Marina, Pier 7 Marina, Camp Woodlands, South River Farm Park and Homeport Farm Park. The study produced a 2016 report. That 2016 report stated that of those five sites, “all

but Homeport Farm Park were considered potentially viable sites, and each of the four remaining sites were evaluated on water, land, location, and development potential.” The rowers’ own professional study deemed Homeport Farm Park nonviable for rowing.

Despite the deed restrictions, despite the deed restrictions blocking rowing in Homeport Farm Park at the Master Plan Process, despite the deed restrictions blocking rowing in Homeport Farm Park at the Planning Advisory Board, despite the rowers’ own professional study deeming Homeport a nonviable

site for rowing, the Department of Recreation and Parks in 2022 spent \$25,000 for a feasibility study of a rowing center in Homeport Farm Park from AECOM, an international consulting firm. The Department of Recreation and Parks has not released the 2022 AECOM feasibility study, despite numerous requests under the Maryland Public Information Act.

Funding: A rowing center in Homeport Farm Park will not make junior rowing significantly cheaper.

Junior rowing is an expensive sport. However, spending millions of tax payer dollars for rowing in Homeport Farm Park will not make junior rowing significantly cheaper. The Annapolis Junior Rowing Club pays Camp Woodlands \$12,000 a year total for rent and utilities. Divided by 75 rowers, that’s \$160 a year per rower. Rowing with the Annapolis Junior Rowing Club, including significant regatta expenses, costs an estimated \$5,000 per year. Spending millions of public dollars to save each junior rower \$160 would reduce the expense by 3.2%. That is not a prudent use of public funds.

Information from relevant nonprofit IRS records is presented below for comparison. All three organizations are comparable in that they use extremely long boats that can not be car topped and need special long trailers to move. (The Annapolis Dragon Boat Club is expressly not part of any rowing proposal.)

2022 rent and utilities:

Camp Woodlands

Annapolis Junior Rowing Club 2022 rent: \$12,000

2022 Form 990 Occupancy

Pier 4 Eastport Annapolis

Annapolis Dragon Boat Club 2022 rent: \$10,091

2022 Form 990EZ Occupancy, rent, utilities and maintenance

Gingerville Cove Marina

Annapolis Rowing Club 2022 rent: \$71,175

2022 Form 990EZ Occupancy, rent, utilities and maintenance

Using Boat Ramp funding for a rowing center is a reckless use of public funds.

This project, again, is the first installment on a \$25 million tax payer funded rowing center for two private clubs in a public park. The first phase, the camel’s nose under the tent, is the stealth \$3,345,000 that the Department of Recreation and Parks moved through P567500 Boat Ramp Development account in FY23. That \$3,345,000 in taxpayer money is for only the half acre of floating docks and acres of parking lots required for a rowing center. It does not include any of the expensive structures.

That \$3,345,000 is more than the county paid for the Discovery Village public boat ramp and

Solley Cove Park public boat ramp combined. The Discovery Village boat ramp cost \$2 million, including \$250,000 from the state Waterway Improvement Fund. The Solley Cove boat ramp cost \$1.4 million, including \$500,000 from the state Waterway Improvement Fund.

A public boat ramp serves the families that own the 14,000 trailered boats in Anne Arundel County. A public boat ramp serves the friends, family and neighbors those families take out on their trailered boats. A public boat ramp supports the thousands of marine businesses in Anne Arundel County that sell, service and fuel the 14,000 trailered boats that use a public boat ramp. P567500 Boat Ramp Development funds must be used for a new public boat ramp, not the down payment on a \$25 million rowing center.

Beachwood Park is a public county park on the Magothy River. The 2017 Boat Launch Facility Feasibility Study deemed Beachwood a viable site for a public boat ramp. The Department of Recreation and Parks did a feasibility study in 2023 for a public boat ramp in Beachwood Park. Beachwood Park is ready for design and construction of a new county public boat ramp. Diverting \$3,345,000 from the FY23 P567500 Boat Ramp Development account for the first installment payment for a rowing center is reckless. Using that \$3,345,000 in county public funding, supplemented by the state Waterway Improvement Fund, for a new public boat ramp at Beachwood Park is a prudent and responsible use of public money.

Camp Woodlands is the prudent location for junior rowing.

The junior rowers have been successful at Camp Woodlands since 2010. They pay a frugal \$12,000 total a year for rent and utilities. Camp Woodlands has the junior rowers on a year to year lease and they are apprehensive about potential displacement. The county should support the junior rowers' successful Camp Woodlands location by offering capital improvement funding in exchange for a longer term lease for the junior rowers.

The rowers' 2016 professional study analyzed Camp Woodlands. The main objection to a rowing center in Camp Woodlands was that the potential site clubhouse/boathouse was too far from the water for event rentals. The junior rowers do not need a clubhouse/boathouse for high end wedding rentals and the like. Take away the desire for event rentals, remove the high end clubhouse / boathouse from the wish list, and the remaining flaws are a steep deteriorated access lane to the water and a lack of a long term lease.

A back-of-the-envelope estimate for an improved access lane to the water, with a couple of ADA parking spots at the bottom, is \$135,000. Stormwater money would cover most of the cost. An improved access lane would make it easier for the junior rowers to use Camp Woodlands, allow them to offer adaptive rowing programming and assist the Girl Scouts in their own programming.

The federal, state and county governments have given significant funding to Camp Woodlands in recent years. The federal government gave Camp Woodlands a \$500,000 grant in 2022.

<https://bayweekly.com/girl-scout-camp-gets-500000-for-improvements/>. The state gave Camp Woodlands \$2,000,000 in 2022. [https://www.instagram.com/p/CjYW-5ALCqI/?img\\_index=1](https://www.instagram.com/p/CjYW-5ALCqI/?img_index=1). The county contributed thousands of dollars of stormwater money through an Arundel Rivers Federation erosion control project.

<https://www.facebook.com/aawatershedbureau/posts/258998389586816/>

The county should negotiate with Camp Woodlands for a long term lease for the teen rowers in exchange for water access road improvements. The county has already spent more than \$150,000 on at least five feasibility studies for a rowing center at five different locations since 2019. Another \$135,000 in county funding will give the junior rowers the stability they seek and support

the Girl Scouts in their mission.

Conclusion:

The Public Water Access Committee opposes rowing in Homeport Farm Park and the funding of a rowing center from public boat ramp and public water access funding. The Public Water Access Committee supports county financial support for water access lane improvements at Camp Woodlands in return for a long term lease for the junior rowers.

Thank you for the opportunity to participate in this process.

Lisa Arrasmith, Chair  
The Public Water Access Committee

### **Reem Bahan**

To whom it may concern,

The idea of a rowing club facility in the Homeport community extremely saddens me. You see I am the mother of Luke Bahan, a recent eagle scout recipient, and a homeport resident. In October 2021 Luke worked hard with Nick Shearman, the park ranger, in achieving his dream of helping Homeport Farm Park obtain two barn owl nests and a bulletin board. On a crisp October weekend, Luke and his Boy Scout Troop 454 of Davidsonville, took time to carefully build two bird houses from scratch and installed the weatherproof bulletin board near the kayak launch. The two owl houses and the bulletin board were fully funded by money raised by Luke for his Eagle Scout Project. It saddens me that after all this hard work, from him and his troop, and all their dedication that they put in to give back to the community that his eagle scout project is at risk to be torn down to make space for a rowing facility that will only cater to the needs of the privileged few and not the entire community. As a resident of Homeport I have taken walks in Homeport Farm park and often noticed that it is not just frequented by kayakers and the residents but also by many other folks from nearby Route 2 communities walking their dogs, Family's fishing. and even couples just sitting relaxing and taking pictures. I have even witnessed a woman enjoying the peace and quiet of the park and doing yoga on the picnic table. It saddens me that the peace and quiet and the nature of the park such as the barn owls, foxes and deer that reside may soon be vacated. It also saddens me that instead of encouraging our kids to take care of nature and parks and the importance of giving back to the community you are teaching them that if you have money to pay then you can be a member of an exclusive club and even take from the poor in the form of taking their community parks.

I urge you to reconsider your decision on using Homeport Farm Park for a private rowing club; at a minimum, conduct a study to see if this is an ideal location. Things to consider in the study:

1. School bus schedule in relation to the rowing practice times.
2. Route 2 traffic
3. Entrance/exiting the community/park
4. Trash collection/cadence
5. Who will monitor in relation to security. If you plan to use the current security/gate and no attendance, then how will you prevent someone from keeping it open?
6. How will you prevent squatters from using the porta potty, etc.

7. How will you enforce folks to pick up their trash and take it with them?

**Amy Grace Bae**

I love Homeport Farms Park as it is. I oppose adding a building or anything that would increase traffic/congestion in that area. Right now the park is a perfect little spot for birdwatching, kayaking and paddle boarding. I do not agree with adding any buildings or limiting public access in any way. Aside from the park itself rt 2 is already so congested and there is already a proposal to increase traffic along that route (new marina on south river). I believe there's a potential for dangerous driving conditions if there was a significant increase in cars going in/out of that park.

**William Bergstrom**

I have lived in Anne Arundel County since 1951 - 26 years on the South River in Sylvan Shores. Frankly, I am sick and tired of the adjacent landowners pitching a fit when Parks, bought and paid for by taxpayers, are opened to the Public. How many years did the landowners around Mayo and Beverly Beach Parks protest access? Finally, it took court action to rule against the landowners. How many complaints have we heard about unruly activities or massive traffic jams? None. Those arguments have become tiresome at best. Come on Stuart, make the not so tough decision and open that park to kids that just want to row. It is up to you.

**Elizabeth Boyd**

I write to offer an emphatic "NO!" to the idea of any kind of rowing center (junior, adult, senior) at Homeport Farm Park.

I am a resident of Montgomery County, Maryland, and serve on the Steering Committee of the Chesapeake Paddlers Association, with whom I have paddled various Anne Arundel County waters over the past 14 years. Homeport Farms is a jewel -- the only public water access to the South River, and one developed with sensitivity toward the environment and neighboring communities. In keeping with the deed restrictions governing it, Homeport successfully accommodates passive recreation and native wildlife on a carefully reforested plot. The soft, sandy launch is perfect from a kayaker's perspective (pro tip: kayakers actually avoid floating docks, if possible), and the amenities (picnic tables, parking, port-a-potties, gravel access road to the launch) add up to a perfect gathering spot for an outing on the water.

The suggested rowing facility would effectively offer a private entity monopoly over this cherished public space. Why Anne Arundel County is even considering this is curious, and demands public scrutiny. Moreover, I have paddled in proximity to the local rowing clubs and, while I understand the appeal of being on the water, they are LOUD! VERY LOUD! The suggestion that some 80 young rowers and their various hangers-on could use Homeport Farm five days and some 15-20 hours per week without monopolizing the public access and is disingenuous. Full stop.

I am only one of many residents of other counties who drive a considerable distance to enjoy Anne Arundel's limited but thoughtful public access to the Chesapeake Bay and its tributaries. We spend quite a bit of money on our visits--on restaurants, gas stations, overnight accommodations, and

the like. If anything, Anne Arundel needs to open up additional points of public access, not give away what tiny amount there is to private entities. Aren't you ashamed for even thinking about it?

Sincerely,  
Elizabeth B. Boyd

**Peter Chang**

I am writing to oppose the county's plan to allow Homeport Farms Park to be used for rowing practice. My reasons are

1. We bought our property at Homeport Farms, because the county made the area in question a passive park for non-motorized recreational uses only. Daily rowing practices will obviously change the character of the park significantly. The passive use of the park was written in the transfer agreement when the land was donated to the county for the development of Homeport Farm. Changing it would be a breach of contract. The Homeport Farm community will vigorously fight against this change - litigation if necessary.
2. The passive use of the Homeport Farms Park is within the longterm plan of restoring Church Creek and bringing back wildlife to the area. This goal has been largely successful. We have seen the return of ospreys, eagles, fish, wild turkeys and river otters. Daily rowing practices will, without a doubt, disrupt this ongoing restoration.
3. The current users of the park have diligently kept the park clean and trash free, as it is a cherished natural environment for this area of the county that we all enjoy. Daily rowing practices will, no doubt, destroy this small piece of nature that we all enjoy. Please leave it alone.

**Keith Chapman**

Thanks to recent social media discussions I recently became aware of Homeport Farm Park, and discussions regarding adding access to include support for county youth rowing. This after living in the area and enjoying the water in a variety of ways - I am thankful to become aware of this public resource and look forward to making use of it and spreading the word of it to my friends.

Upon becoming involved in the discussions I decided to check out the statements on the park website on the "July 9 Water Access Discussion Update" link, and then I brought up the park on Google Maps to see the lay of the land, and then yesterday I took a trip to see the park and the nearby neighborhood in person. From that, honestly, a couple of things become very obvious to me.

First off, again, this is an excellent public park, looks great for paddle and rowing sports, and more people should be aware of it and use it.

Access to the park gate is almost immediately off Rte 2. The road passes only one residence before the gate - no park traffic goes through the nearby neighborhood.



The access road inside the park is excellent for this kind of park. There are ample open areas alongside the roads that can be used for parking or other activities, in addition to the ample existing parking area.

The path to the water is wide and in great shape.

The water way is a protected creek that leads out to the South River and is excellent for paddling and rowing.

All in all, this looks to me to be a perfect location for the expressed plans. There is room for racks, there is room for cars and people, and there is no traffic or parking impact to the neighborhood. Looks like a cost-effective solution and appropriate use of a public park, and a wise choice IMO to help retain youth sports access to county waterways.

So why would anybody be against this, given the stated points/goals on the park website?

What also is apparent to me is that there is a neighborhood next to a public land that is likely used to using it as its own private park. There is a direct path between the neighborhood and park that is behind the park gate that requires everybody else in the county to get an access code. There are other private properties with waterfront property likely not wanting increased use of the waterway. There is a sign in front of the neighborhood on Rte. 2 imploring folks to register opposition. It looks kind of obvious IMO that the resistance is likely not based on the merits of the idea and stated purpose.

Regardless of folks' motivations, it looks like a good idea based on solid reasoning and worthy of support. Again, this looks to me to be an excellent location for the expressed plans. There is room for racks, there is room for cars and people, and there is no traffic or parking impact to the neighborhood. Looks like a cost-effective solution and appropriate use of a public park, and a wise choice IMO to help retain youth sports access to county waterways.

### **Andrew Clark**

I am writing today to express our opposition and our concern regarding the proposed development of multiple private rowing clubs on Church Creek within Homeport Farms Park. My wife and I live directly across from the proposed development site. We purchased our property in May of 2022 with the understanding that the area across from our dock and home was park land and not subject to development, and that there were numerous conservation regulations in place that would prevent future development at that site. We have considerable concerns about the boating traffic, noise and light pollution, and environmental impact of situating private rowing clubs on this quiet stretch of water - including the impact on protected animals such as bald eagle, osprey, and other species. I am also further concerned about the spending proposal and the very short notice I received about a public hearing on the matter that occurred on July 9. I will continue to educate myself about the regulations and restrictions on such development, and will collaborate thoughts and resources with my neighbors, whom I know also stand in opposition to this development.

This rowing center development will significantly impact our quality of life and detract from the serenity that initially drew us to our dream home on this property. As a taxpayer and a concerned citizen, I encourage you to consider an alternate site for this development.

Thank you for your attention in this matter. My neighbors and I will be closely following these developments in the coming weeks.

### **Alden Coe**

As a resident of Anne Arundle County and a resident of Homeport Farms, I oppose allowing rowing practice at Homeport Farms Park. Homeport Farms Park is TOO SMALL to accommodate other visitors if rowing practice for 50-80 kids takes place there. Essentially, allowing this would rob other visitors to the park of the chance to use the park during the best times of the day, due to the small size of the park.

Because of existing restrictions in the park, the rowing facility would not be ADA accessible. A rowing facility such as this must be built where it can be ADA accessible.

In addition, use of the park by an athletic team for practice is in violation of the deed's prohibition on intensive uses.

As the entire park is in the Resource Conservation Area of the Critical Area, installing the floats need and the infrastructure needed would end fishing and crabbing, which are stated in the deed as key purposes. This rowing facility would be harmful to wildlife, especially the blue herons that nest within 100 feet of where the rowers would need to be every day.

Access to our neighborhood is already dangerous without adding 80 + people and cars to the existing traffic.

These young rowers need a space where they can grow their club, not a small creek like Church Creek. There are other options with room to grow and accommodate other groups at the same time.

Please consider these important points as I believe that Homeport Farms Park is not the right place for such a facility.

### **Shauna Chabot**

I vehemently oppose any development in Homeport Farms Park. Any buildings are in direct opposition to the passive use intended by the original owner and donor.

Use by any club or team for equipment storage and/or practice is a violation of the deed.

The infrastructure needed would violate the conservation easement and harm the environment. The entire park is in the critical area.

Keep the park as it was intended.

### **Timothy & Elena Coe**

- We are truly concerned and opposed to building a facility and allowing a private large team to practice there regularly. The park is too small to accommodate other visitors if rowing practice for 80 kids was held there. Allowing 80 junior rowers in the small park during the best times of day would effectively take it away from other visitors.

- Due to the layers of restrictions at the park, it could not be ADA accessible. A rowing facility must be built where it can be used by all – including the Adaptive Rowers.
- An athletic team using the park for practice is a violation of the deed's prohibition on intensive uses.
- The infrastructure needed to accommodate rowing would violate the conservation easement, the deed and harm the environment. The entire park is in the Resource Conservation Area of the Critical Area. Installing floating piers would end fishing and crabbing, which are key purposes of the park as stated in the deed.
- It would be harmful to the wildlife, especially the blue herons that nest within 100 feet of where the rowers would be every day.
- Access to and from our neighborhood via route 2 is already too dangerous before adding 80+ people who need to arrive and depart at the same time every day.
- Church creek is too narrow to accommodate rowing with the existing users of the creek and will be dangerous.
- The junior rowers need a space where they could grow their club as they intend and Homeport is too small to accomplish this. Find a place large enough to accommodate all rowers, including senior rowers who are looking for space – perhaps South River Farm Park.

### **John & Jeannie Davis**

We are writing in connection with Homeport Farm Park. It is our concern that the park is too small to accommodate 80+ rowers, cars and any other visitors. There must be other larger areas that would be more appropriate to accommodate and grow this club. It is also a very dangerous, pulling out of the neighborhood onto Rt 2 with the increased traffic. People drive very fast on Rt 2.

The Davis Family donated this park to maintain its natural beauty. It was intended for all to utilize and enjoy not just for one large group who would monopolize the space and the destruction that would occur with so many people and cars coming and going.

It is also an area for conservation for the wildlife and would impact the environment and critical area.

We appreciate your consideration in this matter.

### **James Day**

I am strongly opposed to any county public park changes that will restrict public water access. There are too few places within Arundel County that allow public access and many of the existing ones are shared with power boats making them more difficult and less safe to use.

While I understand the dilemma of the youth rowing club restricting public access to benefit a private organization would be detrimental to all county citizens.

### **Lindsey Dickson**

On behalf of the residents of Poplar Point on the South River, we wish to thank Mr. Pittman and Ms. Leys for both the Waterside Chat and Listening Session on July 9th and the invitation to submit

comments concerning the development of Homeport Farm Park. The Poplar Point HOA Board and residents fully support development of expanded rowing facilities in Anne Arundel County; however, Expansion of Homeport Farm Park wasn't the answer in 2016 and is not the answer in 2024. The 2016 study by RowAmerica and US Rowing stated clearly that Homeport Farm Park was not a viable location for an expanded rowing facility.

Church Creek is only 250 feet across at the Homeport location and the area is a wildlife refuge with a healthy and diverse population of water life, wildlife and plant life – all of which would be negatively impacted by the development of a rowing facility. Furthermore, the rowing facility's 100-foot-long floating dock would create a bottleneck in the creek and severely impact the currently operating upstream marina and all the private docks that access this waterway. The huge increase of use by an organized group would curtail the ability of individual canoeists and kayakers to access the water at Homeport – one of the driving reasons for the creation of the park. County residents would be trading open access for all to preferred access for a select group.

The Deed covering the development of the Homeport and the Wilenor Communities and the creation of the Homeport Farm Park are clear in their action and intent and the County's proposal flies in the face of long-standing and existing agreements. In addition, neither the neighborhood nor Route 2 is geared up for the traffic, parking, and logistics of moving 65-foot boats and gear in and out of the park for competitions, in addition to trying to accommodate 60-80 club members and their coaches and parents accessing the park on a daily basis.

Furthermore, multiple other accommodations would have to be made for the benefit of the rowing club at the expense of all county residents. For example, the motorized launch boats that accompany the rowing boats would need to travel in excess of the currently posted 6 mph speed limit on the Church Creek and the megaphones used by the launch crew and the boatswains exceed the 50' distance test for sound from a device under AA County Code. Both these limits were put in place to protect residents from erosion and excessive noise. Again, the needs of the few are being placed before the needs of all residents

Anne Arundel County's identity is intertwined with the Chesapeake Bay and its' tributaries and we are one of the most beautiful, accessible, and ecologically amazing water-based communities in the US. With close to 600 miles of shoreline, the County can and should be working diligently to create as much access to the water as possible for all our citizens. However, it is clear that Homeport Farm Park is not the solution to this problem.

### **Steve Eastman**

I've recently heard about a proposal to convert the homeport boat launch into a private rowing club facility. I'm asking that you please don't do this. This is the only readily accessible cartop launch on the south river. Others are not readily accessible or are too restrictive. Myself and my family members have used this access a number of times to kayak on the south river. It's a special place for us to go, as we grew up in the almshouse and warehouse creek areas of the south river. Please keep this accessible to the public.

### **Joseph Everhart**

Rowing Center? That's gonna be a no from me dog. I cannot believe that is even being approved but I know Pittman and his high class horse friends are probably pushing for it. SMH, hope it does not happen, they can rent space from the new marina Pittman's friends are building (note the builder for that property was just convicted for fraud). Anyways, enough from me, that's not your fault!

### **James Finn**

I'm opposed to having rowing practice at Homeport Farm Park because it conflicts with the deed's intent - to create a low impact park that is centered around nature preservation and open to the public. The county should be bound to respect deed restrictions and environmental rules of the Critical Area just as its citizens are.

### **Jennifer Finn**

I strongly oppose the proposal to allow a rowing team to practice at Homeport Farm Park ("HFP"), as it clearly conflicts with the intended beneficiaries of the park as well as the park's layers of restrictions. Focusing on the deed, the park was established to "benefit the citizens of Anne Arundel County and the Critical Area of the County," however, the rowing proposal does not benefit either party. The park is designated for "the storage, docking, and launching of non-motorized watercraft as *part of low-impact recreational activities*." The deed also states that "[t]he property *shall not be developed or used for intensive recreational purposes* (emphasis added) including ball fields or basketball courts, equestrian activities, motorized recreation of any type, concerts and/or similar intensive or noise generating activities or uses." These limitations demonstrate that the park is intended for sporadic and individual use rather than for regular, organized group activities.

The rowing club's proposal includes daily practices, introducing a degree of regularity and intensity that exceeds the casual, low-impact usage described in the deed. Such frequent organized activities are at odds with the deed's intent, which clearly prohibits activities like ball fields, basketball courts, and concerts at HFP. These activities are restricted because they draw large groups, produce significant noise, and lead to ongoing activity, akin to the effects of daily rowing practice.

Furthermore, rowing, unlike other sports, would concentrate all its activities and require construction within the 100-foot buffer including the shoreline, posing significant risks to the wetlands and wildlife. This includes the construction of facilities that are unique to rowing—such as floating piers and bulkheads—which not only pose a threat to marine vegetation but also disrupt the reproductive cycles of local fish species. Moreover, the necessity for daily access to these facilities by large groups intensifies the impact, making it considerably more disruptive than other sports which do not require interaction with such sensitive ecological areas.

The development needed to accommodate rowing—including lighting for early morning or evening practices, showers and changing areas, specialized storage, and additional parking—would not only infringe on regular park hours but would also harm the habitat of endangered bats, herons, eagles, and other wildlife in the park. Unique to rowing, these infrastructural requirements go beyond what is needed for any other use at HFP and illustrate the disproportionate environmental

impact of this usage. In essence, it's hard to envision an activity that would have a greater impact at HFP.

Using Canton Kayak Club's modest boat storage as a precedent to justify Annapolis Junior Rowing to store and use their boats at HFP, is a flawed and misleading analogy. The significant difference lies in the frequency and scale of use: Canton Kayak Club members engage in minimal, sporadic and usually solitary activities, while the rowing proposal entails daily, intensive gatherings of 80+ members. Equating these vastly different scenarios underestimates the rowing proposal's potential to disrupt park tranquility and violate the deed's restrictions.

In contrast to rowing, other team sports like soccer or baseball are typically played on central fields well away from fragile waterfront ecosystems. These sports, even with comparable numbers of participants and spectators, do not necessitate the construction of environmentally disruptive structures such as floating piers or docks. Their facilities are strategically positioned to keep the bulk of human activity distant from sensitive ecological zones, thereby reducing direct environmental harm. Moreover, teams from these sports do not require access to the park on a daily, year-round basis, which permits natural habitats time to recover and reduces the frequency of large gatherings. Yet, these athletic activities are explicitly prohibited by the deed as they are considered too impactful. Rowing, in stark contrast, involves continuous, direct interaction with water and shoreline ecosystems. Daily, over 80 individuals gather, engaging in activities that require them to move boats from storage areas directly into these vulnerable zones, significantly disturbing the wetland buffers crucial for wildlife preservation and ecological stability. Any attempt to label this frequent, large-scale activity as low impact stretches the definition beyond reasonable recognition, making a farce of the deed's explicit limitations and its intended environmentally protective measures.

After reviewing the deeds for Anne Arundel County's public parks, it's clear that the deed for HFP is unique. The deeds for other parks do not state that the park is for the benefit of county citizens and the Critical Area. Further, other parks are not similarly restricted to low-impact activities. While some parks acquired through the Program Open Space initiative are subject to certain limitations on use, they are not restricted from holding practices for organized sports such as rowing.

The county's assessment that HFP is underutilized stems from a misunderstanding of the park's intended use. The deed, unlike any others, explicitly calls for a more tranquil and minimally invasive use of the space – aligning with the original intent to preserve its natural state, as further supported by its conservation easement and full reclassification into the Resource Conservation Area. Therefore, judging HFP's utilization by the same standards that are applied to other parks without such restrictions is inherently misguided and misaligned with its foundational documents.

Unlike other parks, whose deeds solely contain parcel descriptions, grantee and grantor information, and signatures without similar restrictions, HFP's deed is distinct in that it expressly serves the public and the Critical Area. Establishing a rowing facility at HFP would not only limit public access during peak times but also affect the Critical Area, which directly contradicts the deed's specific provisions. More fundamentally, it is challenging to see how the routine activities associated with daily rowing practice would benefit the Critical Area, as required by the deed, thereby rendering the proposal incompatible with the park's intended purpose.

If the county is intent on establishing a rowing facility for private clubs, it must choose a location that does not have such explicit stipulations about public access and Critical Area protection. The

park must have an ADA-accessible waterfront, ample space to accommodate both rowing clubs as they expand, and it should find a location without restrictions on the use of motorized boats and golf carts. Additionally, it should offer sufficient room to ensure other recreational activities are not displaced. These requirements are met at other park locations but are none are met at HFP. In the interim, the county should assist the rowing clubs in extending or securing a longer-term lease at their current location.

Jennifer Finn, Park Liaison for Homeport Farms HOA

### **Frederick Galloway**

Why not build a facility at Annapolis H.S. with parking at the H.S. and access to Broad Creek through Broad Creek Park? A small boathouse with minimum footprint could be built near the waters edge, and all that would be needed through the park would be a small footpath which needn't be paved. The addition of a 6-knot speed restriction on Broad Creek would ensure good rowing conditions and it's a short pull out to the South River which, in and around Riva, is well sheltered compared to the conditions where the river mouth empties into the bay.

### **Bill & Alexis Gilroy**

We live...directly across from the proposed development of a private rowing center using taxpayer funds at the Homeport Farms Park. We are writing in response to the open comment period to express our opposition to any development or private, members only rowing center on Homeport Farms Park.

We have a unique perspective because before moving to our current address across from Homeport Farms Park on Church Creek, we were one of the original owners in the Homeport Farm community. In order for the Homeport community to be developed in the first place, a very limited number of waterfront lots were allowed and the Homeport Farm Park land was deeded to never be developed in order to limit the environmental impact on Church Creek. The deed is very clear that Homeport Farms Park would be a passive park and no development would be allowed. That alone should be the end of this conversation.

Church Creek has been a historically damaged creek by the overdevelopment of the Parole area from which all runoff feeds into the headwaters of Church Creek. As such, over \$24 million has been spent by environmental groups to limit and prevent further damage to the water quality of Church Creek. These efforts have been somewhat successful as water quality has improved and fish counts have increased but in the latest Arundel Rivers Federation River Report Card, Church Creek is still graded as a "C", the second lowest of all the water quality scores for all the creeks in the South River. It is unfathomable why the county would be considering going back on the limits the county itself put in place to prevent further development of the Homeport Farm community and park only to now be in conversations to approve development for private enterprises on public property that would negatively impact Church Creek.

In addition to the negative environmental impact and deed issues, we are also very concerned about the impact caused by noise and light pollution from active rowing clubs on this quiet creek

that is the home of multiple bald eagle and osprey nests as well as other native and slowly rejuniveting wildlife (e.g., fish, oysters, herons, and others).

As a taxpayer, I am very concerned about the use of government funds to support the development of a rowing center that would specifically benefit such a small and exclusive group of people not to mention that these groups would likely require membership fees to join even though they are operating on public property in buildings built with taxpayer dollars. The public has been given hardly any information on the discussions that are taking place and a single public event (that I'm aware of) was held with very limited notice and we did not find out about it until after it was held. Even if this meets state, local, and other legal requirements for appropriate notice and public processes (of which, I am not sure it does), general decorum for such a important topic with the potential for significant impact to several surrounding communities (not to mention lasting environmental consequences) begs restraint and appropriate transparency, debate, and careful process.

In summary, any development of Homeport Farm Park would not only be against the deed but also be a waste of taxpayer funds for a small number of people and a huge step backwards in significant decades long environmental efforts to repair the Church Creek waterway from the overdevelopment of the Parole area and the resulting runoff that directly impacts Church Creek.

We strongly request that another area is considered or these private enterprises find private property to purchase for their use like any other private entity would be required to do.

Thank you for your consideration and we respectfully request to be informed of future events/meetings/discussions related to any development discussions regarding Homeport Farm Park.

Thank you!

**Anthony Gorski**

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August 14, 2024

Via E-Mail to [homeport-farms@aacounty.org](mailto:homeport-farms@aacounty.org)  
Jessica Leys, Director  
Anne Arundel County Recreation & Parks



1 Harry S Truman Parkway  
Annapolis, MD 21401  
Re: Comments on Homeport Farm Park

Dear Ms. Leys:

This law firm represents the Homeport Farms Homeowners' Association, Inc. ("Homeport") and the Wilelinor Community Association, Inc. ("Wilelinor") (collectively herein the "Communities"). This letter serves to provide comments from both Communities following the Department of Recreation & Parks' ("R&P") July 9, 2024 "waterside listening session" conducted at Homeport Farm Park ("HFP"). These comments are in addition to those made in person by residents and representatives of these Communities during the July 9th meeting.

As you are aware, HFP lies adjacent to, and between, these two Communities. Their residents are very concerned with what can only be described as a determined effort of Anne Arundel County to "figure out a way" to overcome the plat and deed restrictions recorded when the HFP parcel was created and the subsequent deed restrictions recorded when the HFP parcel was conveyed to the County, not to mention the significant and obvious physical limitations present at HFP. These are not County policies or practices that can be waived. The County has no authority to grant an approval to amend or override the restrictions in the land records. The platted restrictions are the result of legal proceedings to obtain Growth Allocation approvals for the Homeport Farm subdivision. The deed contains the conditions the landowner required in order to convey the land to the County.

Before discussing the recorded restrictions, the Communities would like to point out that the County's efforts to 'shoehorn' a rowing facility into HFP have been ongoing for well over a decade. However, at no time has the County advanced a single explanation as to how a facility for such an intense, active team sport would be in compliance with the limitations and restrictions recorded on the plats and in the deeds that govern development and uses at HFP. Further, the County has not provided a single explanation as to how and why it is ignoring its own park planning process. Not long after HFP was deeded to the County, it appointed citizens to the Homeport Farms Park Advisory Committee (the "HFP Committee") which developed the 2009

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AACo Recreation & Parks  
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Homeport Farm Park Conceptual Plan. In doing so, the HFP Committee assessed and rejected the concept of a rowing facility at HFP. Yet, since 2009, the County has spent tens, if not hundreds, of thousands of dollars on its efforts to approve - and fund - a rowing facility for HFP.

Although the County maintains that there is no plan or proposal for HFP, the idea of establishing a rowing facility at HFP was extant enough for the County to convene the July 9th meeting, where the only topic discussed was a rowing facility at HFP. The County's statements included references to "something smaller than the last proposal" and "not building a boat house" and that the needs of the rowing community could be met at HFP. It was evident that the County staff has been actively considering the possibilities for a rowing facility at HFP. The County Executive's brief opening and closing comments were chock-full of facts about the impending

displacement of Annapolis Junior Rowing ("AJR") and how it is the County's responsibility to locate and fund a permanent facility for AJR on County land.

The statement was made that a rowing facility at HFP is no different than the public uses provided for other activities at other County parks. However, this is not borne out by the facts. Even at the meeting on July 9th, it was made clear that a rowing facility would need lockable bathhouses which would only be available to the public when rowing practice and rowing events were not occurring. In addition, AJR alone has eighty (80) rowers, so the existing parking (25 spaces) will not accommodate even half of their needs (leaving nothing for the public). The trucks/vans and trailers that transport their vessels are far too long for the existing parking spaces and will require additional parking areas. All of this will add substantial impervious surfaces to the HFP, which lies entirely within the Critical Area.

The Communities support efforts to improve water access availability, whether by creating new access locations or through ensuring safe and ADA compliant access that allows more members of the community to enjoy existing water access locations. The overarching concerns at HFP include compliance with all applicable plat and deed restrictions, the adequacy and safety of ingress and egress at Route 2 for community members and park users, protecting the environment in the Critical Area and Church Creek and ensuring HFP remains available for everyone to enjoy.

#### Wildlife, Habitat & the Environment:

Few people attending the July 9th meeting knew that the meeting location had to be moved closer to the HFP entrance in order to protect the nest of Blue Heron fledglings. Their nesting habitat is protected by State and federal law as part of the Migratory Bird Treaty. These areas are restricted from activity during nesting, which lasts well into July. HFP has also seen increased presence of Bald Eagles feeding. Submerged Aquatic Vegetation ("SAV") continues to flourish in Church Creek, which improves habitat for fish and other aquatic life.

The idea of adding vehicle traffic and intense activity that a rowing facility will bring is completely contrary to the requirement to protect the nesting areas of the Blue Herons and will impact survival of the chicks. Church Creek itself is far too narrow to accommodate the floating platforms a rowing facility will require. Navigation and boat safety will be adversely impacted. In addition, such facilities are not permitted in SAV areas as they block the sunlight and kill SAVs.

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#### Deed Restrictions:

There are perpetual restrictions on construction, grading, and uses at HFP. The 2003 subdivision process for Homeport Farm required a Critical Area Growth Allocation. The subdivision and Growth Allocation approval required use and development restrictions on the final plat that was then recorded in the County land records (the "Conservation Restrictions").<sup>1</sup> As a result, the entire HFP parcel is designated resource conservation ("RCA") under the Critical Area Program in the County Code. Additional restrictions were placed on the uses allowed at HFP in

the deed conveying the parcel to the County (the "County Deed")<sup>2</sup> Both the final plat for the subdivision and Growth Allocation approval, as well as the deed conveying the HFP parcel restrict the County's use and development of projects and amenities at HFP.

The 2003 Conservation Restrictions recorded as part of the Critical Area Growth Allocation and the subdivision approval encumber all of the properties that comprised the proposed subdivision and designate "Conservation Property" areas throughout. This includes the entire HFP shoreline.<sup>3</sup> On the HFP parcel, the Conservation Property areas encompass approximately eight

(8±) acres, reducing the acreage available to construct amenities to less than seventeen (17±) acres.<sup>4</sup> Of the remaining area, nearly two (2±) more acres are restricted as "Archaeologically Sensitive," making the actual unforested meadow area less than fifteen (15±) acres.<sup>5</sup> On top of these restrictions, the Migratory Bird nesting habitat restrictions further reduce the area of HFP that could be used to develop or accommodate a rowing facility. Substantial areas are restricted during nesting season.

The Conservation Property areas are restricted as follows:

1. No construction or alteration of residential, commercial, industrial, or other structures of any kind will be placed or erected upon the Conservation Property or any use in connection therewith shall be made of the Conservation Property, except for water dependent structures approved by the County.
2. No cutting or removing of vegetation or grading, filling or other activities shall be permitted upon the Conservation Property except for those activities necessary for construction of water dependent facilities and approved by the County. Any and all activities upon the Conservation Property shall only be permitted under either, as applicable, a Buffer Management Plan as required by the Critical Area Act and approved by the County or a Forest Management Plan as required by the Forest Act and approved by the County.
3. The general topography of the landscape of the Conservation Property shall be maintained in its present condition and no excavation or topographic changes shall be made.<sup>6</sup>

These deed restrictions addressing physical/structural changes at HFP are a clear obstacle to

1 Declaration Of Covenants, Conditions And Restrictions (October 22, 2003), recorded in the Official Land Records of Anne Arundel County at Libre 13957, folio 87. Exhibit 1. 2 Deed (March 27, 2004), recorded in the Official Land Records of Anne Arundel County at Libre 16265, folio 13. Exhibit 2. 3 See, Exhibit 1 at folio 87 & 108. 4 See, Exhibit 1 at folio 108-112. 5 Homeport Farms Subdivision Plat at Plat 7, recorded in the Official Land Records of Anne Arundel County at Plat Book 258, page 1 (2003). Exhibit 3. 6 Exhibit 1 at folio 88.

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developing a rowing facility. Such a facility will also violate the use restrictions contained in the deeds. The County Deed encumbers HFP with a

perpetual restriction that the property shall be used only for parkland, nature preservation and restoration, open space and low-impact recreational uses including, but not limited to, nature study, bicycling, walking and running trails, fishing, crabbing, the storage, docking and launching of non-motorized watercraft, gardening, environmental research and conservation and similar uses and activities. The property shall not be developed or used for intensive recreational purposes including ball fields or basketball courts, equestrian activities, motorized recreation of any type, concerts and/or similar intensive or noise generating activities or uses. The property shall not be developed or used for commercial or industrial purposes.

7

While a solitary rower is typically depicted quietly enjoying the earliest moments of dawn, that depiction does not capture the nature of a rowing facility, the activity of a rowing team at practice or the reality of rowing competitions. Rowing is a team sport and an intensive recreational use with a daily schedule of activities and invitational competitions that draw large numbers of participants. The publicly available scheduling information of local rowing clubs reveals use of their current locations from 4:30 am to 9:00 pm, 365 days per year. This is not in keeping with the low-impact recreational use restrictions in force at HFP.

Establishing rowing at HFP requires that specialized facilities be constructed in the RCA designated Critical Area. It will require tree clearing on Conservation Property areas. Rowing will have more impact on HFP than any other activity to date. It presents a high demand, intensive use, increased disturbance of the shoreline and the use of motorized vessels. This includes private lessons for members and guests, summer camps and membership meetings. The stated purpose of a rowing facility at HFP is to attract more rowers, grow local participation in the sport and grow club membership. This type of intensive use is well beyond what the deed restrictions allow. A County facility built for private clubs and used by them to generate revenue may also violate the restrictions against commercial use and development at HFP.

Finally, Anne Arundel County is not the sole arbiter of whether its plans or actions comply with the HFP deed restrictions. The County Deed reserved for the Grantor the right to enforce the deed restrictions.<sup>8</sup> In 2011, the Grantor assigned all retained rights under the County Deed to Homeport.<sup>9</sup> Homeport will continue to participate and speak on this issue during any public forum and may exercise any administrative or judicial review remedies and litigation rights that exist. Beyond those rights, Homeport also holds the right to take affirmative action, at law or in equity, to enforce the recorded restrictions on the uses and development of amenities at HFP.<sup>10</sup>

Rowing Facility Needs In Light Of HFP Deed Restrictions:

The evaluation of rowing amenities at other County parks, the County's prior feasibility studies and the litany of "essential facility components" itemized in prior proposals make it clear

7 Exhibit 2 at folio 14 (emphasis added). 8 Exhibit 2 at folio 14. 9 Assignment (December 28, 2011), recorded in the Official Land Records of Anne Arundel County at Libre 24165, folio 34. Exhibit 4. 10 Id.

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that the basics needed to establish a usable rowing facility (even “something smaller than the last proposal”) are not compliant with the recorded restrictions at HFP. The fact that rowing clubs depend upon motorized launches for safety and other purposes during practice and competitions is noticeably absent from the County’s discussions of a possible rowing facility at HFP. Nonetheless, docking for a motorized launch and fuel storage is essential to support a rowing facility location.

There is no open area along the shoreline at HFP and floating piers, docks and platforms extending into Church Creek will obstruct navigation for upstream users. These will also harm the SAVs. Even a scaled down version of a rowing facility will require the County to clear trees on the Conservation Property areas for parking and to allow the vehicle/trailer combinations that transport rowing vessels closer access to the water for unloading and launching. Tree clearing of this nature and extent is prohibited under the recorded plat and deed restrictions.

#### Access to Route 2:

A significant concern for Homeport is the safety of its residents and those visiting HFP. Vehicles entering from Route 2N immediately encounter a rotary (round-a-bout) which is not exceptionally large. The community has seen instances where larger vehicles have encountered problems negotiating the tight radius, causing damage to Homeport’s property. The vessels involved in rowing range from roughly 27’ to 62’. Needless to say, transporting vessels of this length requires some of the longest vehicle/trailer combinations allowed on Maryland roadways. Such vehicle/trailer combinations will have difficulty navigating through the small rotary.

The rotary entering Homeport has trees and vegetation in the center. While there is an inside truck apron, it is not extensive and it does not provide a route through the center, which is often necessary for long vehicle/trailer combinations. The rotary was designed and built for a neighborhood of thirty-one (31) homes, not for regular use by vehicle/trailer combinations of the size needed to transport rowing vessels. HFP visitors often miss the park’s entrance and continue down Homeport Drive, a narrow street with a landscaped median. Turning around to go back to the park entrance requires navigating an equally small cul-de-sac. The cul-de-sac has no apron, and is also landscaped in the center. The cul-de-sac also has an odd approach angle/configuration, making it extremely difficult for trailers to turn around without damaging Homeport’s property.

There has never been a study of the safety of having large vehicle/trailer combinations transporting rowing vessels to and from HFP through the intersection at Route 2N and the rotary. The Route 2 intersection is a “right-in-right-out” access point, not a full, lighted intersection. The narrow size of Homeport Drive, coupled with the small turn lane for cars exiting Route 2N creates

a back up risk on the shoulder of Route 2N. These types of back-ups occur now, so the addition of traffic attempting to reach or leave HFP, particularly surges of traffic between scheduled practices or for other team activities and the large vehicle/trailer combinations required to take rowing vessels to and from HFP, will exacerbate the problem.

Those transporting rowing vessels to HFP on Route 2S, coming from the north, need to proceed past Homeport Drive, locate a place to safely turn around and then travel along Route 2N

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to reach the park. Given the narrow median of Route 2, there are no intersections south of Homeport Drive that can accommodate a “u-turn” for a 65’ vehicle/trailer combination.

11 Similarly, those leaving HFP who need to travel south on Route 2S, are forced to proceed north to find either another route or a safe place to reverse direction.

Currently, everyone leaving Homeport must wait for a safe entry point into Route 2N traffic (the posted speed limit is 50 mph). There are regular traffic backups for those leaving Homeport, and it also backs up at the next intersection to the north, Admiral Cochran Drive. Scheduled start and stop times for team sports at HFP will create surges of traffic from park visitors arriving as others are departing from rowing practice activities or competition events. This will increase the frequency and duration of backups within the neighborhood making it even more difficult for homeowners to exit.<sup>12</sup>

#### Character of and Planning for HFP:

Going beyond the physical limitations, establishing this intense recreational use at HFP will alter the true nature and prescribed purpose of the park. The County Deed calls for HFP to be used as parkland.<sup>13</sup> Anne Arundel County appointed a Homeport Farms Park Advisory Committee (the “HFP Committee”) to assess the types of use appropriate for HFP. The Homeport Farm Park Conceptual Plan (the “Master Plan”) was finalized in 2009.<sup>14</sup> The HFP Master Plan was carefully developed and based upon agreement of the County and community stakeholders.

During development of the Master Plan, the rowing community proposed a rowing facility at HFP. Multiple concerns about the impact on the park were raised and discussed at length. After these discussions, and a review of the applicable deed restrictions, the HFP Committee determined that rowing was not compatible with HFP’s purpose or the deed restrictions. A rowing facility at HFP will violate the deed restrictions and is a breach of the 2009 HFP Master Plan. The HFP Committee worked diligently and relied upon extensive community input to develop a framework for establishing passive uses that comply with the deed restrictions. The Master Plan calls for these elements:

- the boat launch to remain as the natural shoreline to protect the shoreline;
- the area available for launching, fishing and crabbing is restricted to minimize shoreline disturbance;
- minimize conflicts between boaters, anglers and crabbers and accommodate a variety of

‘cartop’ boats;

- a small playground, community gardens and meadow reforestation to provide more native habitat for ecological improvement;
- parking for up to 30 vehicles along the roadway.

15

11 Knowing human nature, many will try such a maneuver. This creates an added complication and safety risk. 12 These traffic jams often will completely obstruct access for the homeowner at 1 Homeport Drive. 13 See, Exhibit 2 at folio 14. 14 Homeport Farm Park Conceptual Plan (April 2, 2009). Exhibit 5. 15 The 2016 Soft Launch design uses adhered to the Master Plan. Exhibits 5 & 6.

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If a rowing facility is developed, most, if not all, of the open meadow parkland space will be used to create parking areas and construct rowing amenities. Anne Arundel County is the steward of the County’s substantial Critical Areas acreage, as required by State law. HFP is RCA and designated as a shoreline area with unique features and high banks which are easily impacted by intense upland uses.<sup>16</sup> Its mature forest areas are also identified as significant riparian forest habitat key to biodiversity and conservation of Forest Interior Dwelling Species (“FIDS”), which require interior forest habitat for optimal reproduction and survival.<sup>17</sup>

The County’s continued efforts to press for a rowing facility at HFP are directly contrary to the enforceable deed restrictions on the HFP parcel. Ignoring these restrictions to pursue a rowing facility will undermine the integrity of the County’s Critical Area Program and jeopardize the willingness of landowners to enter into agreements to convey land for parks to the County. Restrictions such as those in the County Deed and the Conservation Restrictions also serve to improve the value of the subdivisions that dedicate land to the County. Features that preserve natural areas and open space are part of the homebuyers’ consideration in purchasing within any subdivision. If the County insists on straining the interpretations of such deed restrictions, it increases the likelihood that, instead of a public park, areas such as HFP will remain privately owned. Necessary deed restrictions will simply preserve land areas for the subdivision’s homeowners.

Homeport Farm Park is Not Suitable For a Rowing Facility:

Prior feasibility studies produced by the County, and the 2016 study commissioned by Annapolis Rowing Club and Annapolis Junior Rowing, concluded that HFP is not a suitable location for a rowing facility.

The Communities are incredibly pleased to see the increase in park visitors utilizing this beautiful space. The families coming to enjoy the open meadow and forest areas, launching canoes and kayaks, running, hiking, fishing and picnicking show that the Master Plan for HFP is allowing more people to realize its beauty and tranquility. The Communities simply want the County to adhere to the recorded use and development restrictions that apply to HFP.

Sincerely,

Anthony G. Gorski  
Enclosures

**Robert Greve**

On July 9, 2024 I attended the County "Waterside Chat and Listening Session." hosted by County Executive Stuart Pittman and D/DRP Jessica Leys at "Homeport Farm Park". I and other's commend Mr Pittman and Ms Leys for "Listening" to the Homeport Community. Post the Jul 9, 2024 meeting folks shared documents which should have been provided as references...specifically the Annapolis Junior Rowing Request dated July 25, 2022 to use Homeport Farm Park to support their rowing program. Additionally, no one addressed the requirement for the rowing center to support an adaptive rowing program. Like CRAB on Back Creek .handicap parking must be located close to a floating dock and sailboat or for this AJR program a scull. Moving forward the Academy reportedly has a person on staff who can assist in defining requirements for designing an adaptive rowing program. Homeport Farm Park terrain is not suitable for an adaptive rowing program or per the comments provided Jul 9, 2024 the most suitable use for Homeport Farm Park remains Kayaks.

Stated Meeting Objective: The County notice dated June 28, 2024 advised the purpose of the meeting was to obtain community input on a County proposal to support Annapolis Jr Rowers request to build a rowing center for their 60 person rower program at the 25 acre Homeport Farm Park to include a dock and water access to Church Creek. . The current Park provides kayakers a "cartop water vessel launch and parking area" (see below photo 1). Note in photo, the parking lot is circa 75ft elevation above Church Creek with a narrow road connecting the parking lot to the public kayak launch area. The heavy growth of trees protects the steep banks from erosion of storm water sediment flow into Church Creek and is a sanctuary for wildlife..

Note : I will forward the 4 page AJR letter as an attachment to below Aug 6 2024 submittal.

Additionally, Jul 9, 2024 the County did not discuss the Annapolis Rowing Club program and land leased at the Gingerville Marina to support their members and fleet of sculls. DRP as a first step identify the total County rowing requirement and include (if supported) both rowing program requirements in the AAC Land Preservation, Parks and Recreation Plan (LPPRP) document. A first step for capital projects per, C/DRP Capital Projects Mr Bruce Bruchey is for DRP via a contracted study document the need for a County Rowing Center for rowers and costs , and also find a site for a rowing program.

**Concern 1**

The Jun 28, 2024 meeting invitation to the Community did not include as a reference the AJR Jul 25, 2022 letter requesting DRP/COUNTY support of AJR's request to use Homeport Farm Park as a rowing center for 65 Jr rowers. Additionally, during the Jul 9 2024 "Waterside Chat", neither Mr Pittman or Ms Leys addressed the additional AJR expanded scope to also build an adaptive rowing capability with access to Homeport Farm Park and Church Creek (Annapolis Rowing Club also needs a permanent home.



## Concern 2

As a proposed County Rowing Center the scope of the Annapolis Rowing Club program requirement was inadvertently excluded from the discussion to use Homeport Farm Park for the AJR rowing center "requirement". Additionally, prior to and post the Jul 9 meeting, I researched DRP's proposal to consider building a Jr Rowing Center and was provided a copy of a July 25, 2022 letter from Annapolis Jr Rowing to support their specific rowing requirement to include a requirement that the design/funding also "enable AJR to support adaptive rowing for youth which is not currently available in the County" nor is there a requirement for the Annapolis Rowing Club.

Concern 3 Homeport Farm Park Conceptual Plan approved April 2, 2009 written by the Homeport Farm Park Advisory Committee can be used as a basis for developing an updated Master Plan for Homeport which clearly defines authorized uses of the park that also protect the wildlife that resides in the park as a natural preserve and live on Church Creek.

Comment - Adaptive Rowing Program: . My Sister-in Law and her husband (disabled Vietnam Vet-purple heart) the past 15 years plus as volunteers manage a handicap rowing program in Philadelphia on "Boat House Row". Annapolis Jr Rowing proposed in 2022 to also support adaptive rowing since not available in the County and confirmed the Homeport Park site is not suitable for adaptive rowing. Like the Annapolis CRAB program on Back Creek that supports sailing as an adaptive sport, rowing participants must be able to have safe access from their vehicle to a ramp and a dock to access a scull. Additionally, sculls are adapted to support each participants handicap which varies - perhaps need a fixed seat instead of a sliding seat.

## Gary Habicht

Please don't put a rowing center at the Homeport Park. We love kayaking there.

## Rod Harris

Good morning homeport farms

I just tried to take my kayak to this park  
It's 10:30 am on Saturday July 27 and the gate is locked !!!!

Why is this done like this when it is a público park?

This is not the way to run public parks

Please respond with a good reason

## Ralph Heimlich

Dear County Executive Pittman:

I attended the presentation on a rowing center for teen rowers at Homeport Farms on July 9 and expressed my opposition to the proposed rowing center at this location. Let me reiterate my points:

1. The deed covenant for Homeport Farms specifically prohibits a large rowing center for the property.
2. The neighbors both within the Homeport Farms Community and adjacent communities across the creek from Homeport have all opposed such a development.
3. The traffic situation on Rt 2 (very awkward u-turn from northbound to access) and within the community (small diameter roundabout at entrance) precludes transportation of larger rowing shells which would severely limit the use of the site for meets or training for meets as the shells need to be transported to meets on a continual basis.
4. A floating dock sufficient to accommodate larger shells would extend more than half way across the creek and would be a continual hazard for boat and other water traffic using the creek.
5. I have a degree of sympathy for the teen rowing community in their current lease at Camp Woodlands. A new location should be found to continue their training program, but I cannot in all good conscience believe that Homeport Farms could be that location.

In a 2016 professional study, the main objections at Camp Woodlands are that the clubhouse/boathouse is too far from the water for event rentals. Take away the event rentals, take away the clubhouse, and the flaws are a steep deteriorated access road to the water and a lack of a long term lease. A back-of-the-envelope for an improved road to the water, with a couple of ADA parking spots at the bottom, is \$135,000. Stormwater money would cover most of the cost. Negotiate with Camp Woodlands for a longer term lease for the teen rowers in exchange for access road improvements. The county has already spent more than \$150,000 on at least five feasibility studies for a rowing center since 2019. All of these options are far, far less than the \$25 million proposed full-scale rowing center discussed earlier in the history of such projects.

Alternative locations at Discovery Village and at Solley's Cove, where the county has already made sizeable investments in boat ramps and other facilities for water access should also be evaluated.

I hope that the Department of Parks and Recreation and the County reconsider the notion of any kind of rowing facility at Homeport Farms

and avoid such ideas in the future.

## **Laura Homick**

To whom it may concern:

I attended the meeting at homeport farm park in which the Annapolis junior rowers made it clear they wish to move their club from Camp Woodlands to Homeport Farm Park. They have been seeking permission for many years and I have attended several meetings over the years.

The deed for the park which is to be enforced by the Homeport Farm HOA clearly states that this park is for low impact and passive use. Organized competitive sports and commercial uses are to be prohibited. I do not understand why they do not accept no and find another location based on the clear intent of the deed but I am writing to express my opposition to allowing them to use the park for their high impact rowing club.

The park was agreed to when the county granted the variance to build homes on the homeport farm. It was to preserve the nature for environmental reasons. Over the reforestation has been done and as the trees are growing, more and more wildlife is inhabiting the park which is necessary for a healthy ecosystem. There are now herons, owls, eagles, bats, blue birds, blue jays, cardinals, finches, robins, hawks, vultures seen increasing numbers over the past 15 years that I have been a regular walker in the park. In addition there are deer, foxes, rabbits, otters, and other animals in greater numbers. I am told that the water quality is improving due to millions of dollars spent on projects to reduce run off from the surrounding highways.

The park is doing what it was designed to do while giving county residents water access for their recreational kayaking, paddling. I also see people walking and picnicking enjoying the outdoors in peace. There is steady traffic for these activities but it does not overwhelm the wildlife

The rowers are a private club and have no business monopolizing a park that was put in place to give all county residents water access. They would overwhelm the park and the road. It took 4 park police officers to manage the traffic for the meeting about the park and the number of cars that would come and go every day would be of this magnitude. It would most certainly overwhelm the entrance to and from Solomons road to have this many cars coming and going at the same time every afternoon. It is already nearly gridlock in this area of route 2 at the times these rowers want to come and go plus there is a school bus that stops on this circle every afternoon and impedes the traffic more.

I have a friend whose son's were part of Annapolis junior rowing at Camp Woodlands and when I told her they wanted to come to Homeport, she immediately started listing off a myriad of reasons why it would not work for the club and would ruin the park. Common sense tells us that but if not, studies must be done to show the major impact it will have on thousands in the county who travel Solomons Island road everyday for their livelihood.

There are many more downsides but at some point, you just have to say enough and keep the park for what it was intended, and that does not include a private competitive rowing club.

**Anna Isaenko**

I am against the proposed changes to the home port farms. Please keep this area rural and just for the locals!

**Kathy Jones**

I am a lifelong citizen of Annapolis/Anne Arundel County. As an adult I am constantly looking for local water access and find the access compared to the availability of several hundreds of miles of shoreline in this county disheartening. Please don't take away or make difficult the access that we have!

**Kathy Jones**

Water access in Anne Arundel county is limited as it is without making yet another location inaccessible to only a few entitled people. I vehemently oppose making Homeport Farms a rowing facility.

**Mark Kalber**

Please register my opposition to allowing private rowing clubs at Homeport Farm Park. This is a tranquil public use neighborhood area that will be negatively impacted with type of development. As it becomes harder and harder to maintain quiet natural spaces and public water access in our county, please help lead the fight to protect this area for the future.

**Chris Kamenoff**

What about Truxtun Park? Parking seems to be sufficient and the beach is a perfect spot to launch.

Maybe you could help the City solve the intermittent electrical problem that has kept kayakers and paddle boarders from using the site for 3 (now 4) summers, That would be a big win-win.

**Caroline Labbe**

Please do not install a rowing center at Homeport Farm Park. I am a member of the Chesapeake Paddlers Association. My husband and I occasionally join group kayaking outings that launch from and land at Homeport Farm Park. We do not want to lose access to this safe launch that lets us explore the South River in our kayaks.

We also don't want local citizens to lose access to this park for hiking, bird watching, dog walking, etc. in addition to kayaking, canoeing, and fishing.

Thank you for your consideration.

**Michael Lofton**

The Anne Arundel Public Water Access Commission made specific recommendations regarding a rowing facility.

This was a serious recommendation based on significant research. Review and acknowledge it.

**Mary MacLaughlin**

I am a member of the Canton Kayak Club and use Homeport Farm Park exclusively. It is a wonderful location. I did not know about the meeting concerning the expansion of the park or else I would have attended. The park is beautiful the way it is. I am against expansion.

**Jim Magner**

Statement of James John Magner, Homeport Farm Park on July 9, 2024, regarding the proposed rowing facility.

Hello, I'm Jim Magner, a Wilelinor resident. It sounds like you are trying to slide under the deed restrictions with the Annapolis Junior Rowing Association, a private club, and a set a precedent to bring in other clubs as well.

I handled natural resources for a US Senator... so I want to say two quick things about public policy.

First: We would see proposed projects that had benefits almost exclusively for a private entity, and yet were to be funded by public money. Our standard was that public funds should only be used for projects and purposes that would return benefits in the nature of a public good. Not a private good.

Second: People would come in with a project that would clearly benefit them, but hurt others. We would point that out and they would simply shrug and say, "That's not our problem."

Both of those elements are at play here. The rowing clubs want you to put a private club in a public park, using public money.

The club activities would do great damage to the birds and other wildlife that are struggling to survive in the park and creek. And, they would negatively affect, greatly, the communities on both sides of Church Creek. That does not appear to matter. The attitude seems to be: that's not our problem.

Thank you.

### **Jeff May**

I live on Homeport Drive. My family and I moved here specifically because of the park and what the deed protected in that park. I am a Maryland business owner and I pay significant taxes for the amenities we use. The fact that a special interest group is even being considered to use tax allocated dollars to break the agreement set forth in the deed seems ludicrous at best. I am a strong opponent to any building in the park and will pursue all legal action at my disposal. The following represents the salient legal points that have been made before and will be made again:

- Homeport Farm Park is too small to accommodate other visitors if rowing practice for 80 kids was held there. Allowing 80 junior rowers in the small park during the best times of day would effectively take it away from other visitors.
- The junior rowers need a space where they could grow as they intend to. Homeport isn't the right place due to its small size to build a rowing program. Find a place large enough to accommodate all rowers, including senior rowers who are looking for space.
- An athletic team using the park for practice is a violation of the deed.
- The infrastructure needed would violate the conservation easement and harm the environment. The entire park is in the critical area.
- It would be harmful to the wildlife, especially the blue herons that nest within 100 feet of where they would be every day.
- The additional infrastructure would harm the wildlife. Installing floating piers would end fishing and crabbing, which are key purposes of the park as stated in the deed.
- Access to and from our neighborhood via route 2 is already too dangerous before adding 80+ people who need to arrive and depart at the same time.

Please respect our community and the park and find a more appropriate location.

### **Jen May**

I am highly opposed to Anne Arundel County granting use of Homeport Farm Park to a private rowing club. Homeport Farm Park is intended for passive recreational use for the entire community, and allowing a private rowing club to commandeer the park for their organized sport is a blatant violation of the deed. The infrastructure needed to accommodate rowing would also violate the conservation easement, the deed, and harm the fragile wildlife in the park. Please do right by this community and uphold the passive recreational use of this park, as it was intended.

### **Roberta McKenna**

Please stop destroying fragile ecosystems! Homeport Farm Park does NOT need a rowing center. Homeport Farm Park is a small park that would be destroyed by a major influx of people, cars, and boats. It is currently locked and requires a code for entry thus limiting the amount of visitors. RowAmerica and US Rowing have ALREADY stated that Homeport Farm Park is NOT VIABLE as a

rowing center. Furthermore, PRIVATE rowing clubs should not be allowed to build a rowing center on PUBLIC land.

**Nicole Murphy**

Please do not allow access for rowing clubs to Homeport Park. The park is very small and the large group of rowers, as well as the even larger number of rowers associated with regattas, would adversely affect the park and access for individuals to kayak.

I wholeheartedly support expanding water access in the county, however, this is not the right location for a large group to access without a significant impact on the park, the wildlife, and other users.

Thank you for your consideration.

**Tyler Osgood**

Hello - as a county resident I want to share my opinion that Homeport Farms Park should not be handed over to private rowing clubs but should be kept for public water access.

**Dennis Parker**

I disapprove of building a row facility at Homeport Farm Park.

As co-leader of a Stand Up Paddle (SUP) Boarding group and member of the weekly SUP race league, the Homeport Farm Park has been integral in facilitating races, and lessons, which grow the nascent SUP community in the Annapolis, Baltimore area.

Building a row facility would curtail and mostly eliminate a vital water access point to the SUP community as well as the surrounding community and prevent the cultivation of the SUP community.

Additionally, such a facility would have a negative environmental impact on the ecosystem.

I do not recommend the building of such a facility.

**Tiyana Parker**

I am sending this email to you after reading your July 11, 2024, email newsletter. My daughter, is a rower for Annapolis Junior Rowing. I was unable to make the community meeting to speak in support and my daughter is on a 10-day backpacking trip to Isle Royale National Park. This email is in support of allowing AJR to utilize Homeport Farm Park as their team home.

As you know, despite being surrounded by water, Anne Arundel County has a lack a public access to the beautiful waterways. I think that the mission AJR serves is to bring equity and opportunity to a notoriously expensive and elite sport to our area. Additionally, AJR teaches the teens respect, discipline, conservation, and how to give back. At its current home, AJR often helps the Girl Scouts

of Central Maryland with property clean up and maintenance. Above and beyond that, AJR has worked with the Severn River Association to help clean up the head of Weems Creek. The ethos always being to leave a place better than we found it. I saw this for years before Elsa joined AJR since she often participated in the Camp Woodlands cleanup as a Girl Scout with Troop 1991.

My husband, Elsa, and I moved to the area in 2019 from Chicago. We love where we live, our community in Anne Arundel County and how AJR has made a real impact in our lives. I know Elsa would have wanted the opportunity to speak at the community meeting since is active in the county as a member of the Anne Arundel Youth Advisory Council and loves to advocate for other youth, like her teammates. The AJR kids work hard at being student athletes, many going on the row in college. Those who don't still learn valuable lessons from the AJR coaches and the demands of balancing the sport and school.

### **Sara Paulsey**

I think it's a great idea and use of county resources. The community of Homeport should not have exclusive rights to county-owned property, and there is not enough public water access on the south river.

### **Leo Penta**

As a part-time resident of Anne Arundel County and frequent user of Homeport Farm Park, I would like to let you know that I am decidedly against the repurposing of the park for a private rowing center. The proposed plans would significantly change the natural state of the park and crowd out other users. Such a repurposing would deprive the many kayakers like myself and other users of the Park of a very important public resource in the County. Please do not let private interests and money ruin one of our important public parks with water access to the South River.

### **Julio Perez**

Very much against giving this property to a rowing club and limiting public use.  
How many people in the county would this serve and how many more would it exclude?

### **Bryan Perry**

It recently came to my attention that plans to develop homeport farms park for a private rowing club was moving forward. As a resident on the county I am opposed to this. There is already limited public access to the water that surrounds this country. And what access is available on public land is often limited due to catering to summer visitors, like Mayo Beach and Beverly Triton, or are too small/poorly designed to accommodate moderate public use, like carrs wharf. Eliminating another public water access point, not to mention the open space, in an Increasingly crowded area is a major disservice for the county residence.

Additionally, public funds should not be used to further a private organization. The clubs the development is gear toward are private with dues and such. This is a barrier for the tax payers to utilize the space their taxes dollars paid for. This might be another story if this was through the



school system or other public entity, but it is not. These funds would be better utilized for road and other infrastructure improvements.

To reiterate, I am opposed to the development of Homeport Farms Park for the private use by a rowing club.

Thank you for your time.

### **Linda Pittelli**

My name is Linda Pittelli, I live at 33 Wilelinor Dr, Edgewater MD in Anne Arundel (AA) County. My neighbors and I live on the Wilelinor peninsula. My property is 46 yards from the passive use park's tidal and wetland shoreline. I oppose the additional development of Homeport Farms Park for reasons directly related to the Deed, the Environment and Logistics. I will be directly impacted by the additional traffic, noise, and parking area runoff. Church Creek has lost several feet of mean low water tide height over the years due to the increased development of the immediate area (e.g. Annapolis Towne Center area). The following sentences summarize the information I heard from the Annapolis Junior Rowing (AJR) Club members during the Riverside Chat held on 9 July 2024. There are 80 students in the club. There are 3 racks and some floating docks at their current location (Camp Woodlands off Riva Road). The members all do enjoy the challenges and comradery which involves a coxswain calling out the cadence as well as team members talking and laughing among themselves. The AJR competitive teams train 5 days a week, spring, summer and fall for several hours each training day and have a number of competitions each year. Their website features pictures of 2, 4 and 8 person rowing shells which can be 34, 44 and 62 feet long respectively. Most members of AJR come from across AA County, some are not AA County residents. What Critical Area Coordination or Department of Natural Resources (DNR) and Traffic impact study efforts have occurred? The park is definitely within 1000 feet of tidal influence and abuts the Parole Town Center Growth Management Area. 1. The Deed. The 25-acre Homeport Farms Park was deeded to the county as a passive use park with very specific requirements regarding the preservation of the environment and activity types. The park has been minimally developed over the years to include a gravel road to the water and a 20 slot parking area. The deed specifically lists low impact recreational activities and has environmental restoration and preservation language in it as well as referencing the prohibition of noise generating activities. It is unlikely that anyone would logically conclude that a competitive team (crew) sport using the park 5 days a week for several hours at a time with 80 students using boats 34-62 feet long is a low impact recreational activity. This is the 4th time the county has tried to gain support for additional development of this park. When it was first opened it had no locked gate. Likely the residents of Homeport Farms did not want lots of traffic and requested the county to put a lock on it to ensure passive use. Because it is a passive use park it has become a nesting ground for Great Blue Herons as well as other waterfowl species. There is an active Heron nest at this time. 2. The Environment. Herons, like most of our birds, are legally protected by the Migratory Bird Treaty Act. The Migratory Bird Treaty Act of 1918 (MBTA), codified at 16 U.S.C. §§ 703–712 (although §709 is omitted), is a United States federal law, for the protection of July 11, 2024 migratory birds. I regularly hear and see the herons flying and feeding in Church Creek from my backyard. I have seen nesting Mallard pairs resulting in ducklings. I also observe many species of migratory birds and other wildlife in the area: Canada geese, Mallards, ducklings, Buffleheads, and Teal ducks, Osprey, Bald Eagles, foxes, and also have seen beaver. Here is a picture (zoom lens camera) I took

of the heron near his nest on 4 July ~3:30 pm from my backyard. I have noted the recent times the heron pair was flying around the creek headwaters on 2, 5, 6, and 8 July: during noontime (~12-1pm) and in late afternoon (~4:30). Others in my neighborhood have seen and documented additional wildlife species in and around the park. Further development and regular heavy waterfront use (5 days a week, multiple hours, 80 students, long crew boats) will disrupt nesting activities and destroy the fish and submerged aquatic vegetation "SAV" that the waterfowl feed on. The topography of the creek is also unsuitable for a rowing club training area. The "launch point" at the end of the gravel road is about 20'x20'. Church Creek width at that point is some 250 yards and the navigable area is a deep "V". It was also noted at the meeting that, at times, the creek and South River are quite "choppy" which is dangerous for the rowers. Has the county made arrangements for an environmental impact studies with the Critical Areas and Department of Natural Resources (DNR) organizations?

3. Logistics / Facilities. It is unthinkable that PUBLIC funds would be used to benefit a private club (even if it is a tax exempt 501(c)(3) corporation with their rowing session tuition at \$400 and rowing season tuition at \$1600) whose activity sessions severely limit the current peaceful public access to the park. Current kayakers stated they access the park starting 4/4:30 pm. I understand the Annapolis Junior Rowers (<https://www.ajrow.org/>) current schedule is: Annapolis Junior Rowing (AJR) Summer Fall and Spring- 4:30- 7pm Team: Mon- Fri 6am-8 am Middle School 5-7 pm Learn to Row: 8:30am- 11 am 5 Regattas (Fall) + 8 Regattas (Spring) Camps: 9 am-12 pm July 11, 2024 Sessions for 7-8th and 9-12th graders are currently at Camp Woodlands (34 acres on Broad Creek) off Riva Road. This schedule removes from County Residents the peaceful/pleasurable use of the park every summer weekday morning starting at 6am till past noon and after work hours all spring and fall and allows preferential access to private club members, during training sessions and particularly during competitive events/Regattas. Park access hours currently start at 7am. It disrupts existing quality of life for the Church Creek Community; noisy, congested waterways before and after work/school hours. Given the current park topography I cannot envision where 3 racks for boats 34- 62 feet long and parking areas beyond the current 20 spaces would be placed without significantly changing the park by cutting down forested areas. There is currently no running water and no electricity in the park by design. The only access to the park is via Northbound Route 2 from the Edgewater area. To access the park from Southbound Route 2, you must go south past Route 665, Gingerville, and the Saint Andrew's School (PreK- 8th grade) where there are 5 lanes northbound and 3 lanes southbound and then make an unprotected U-Turn to go north. Route 2 is a major county highway and is particularly congested in the morning (6- 8:30 am) and evening (3:30- 6:30 pm) rush hours. There is a high risk that additional accidents and possible fatalities on Route 2 will occur because of cars U-Turning during these rush hours. The Homeport Farms Park entrance is directly from and onto an arterial, major highway (6-8 lanes) which abuts and impacts the Parole Town Center Growth Management Area. Has the county arranged for traffic impact studies during the rush-hour time periods for the spring, summer and fall seasons? Based on current AJR rowing schedules traffic increases would be more than 50 peak hour trips (ref Maryland State Highway Admin Guidelines for Traffic Impact Reports).

4. The County Letter dated 28 June announcing a meeting on 9 July was received by the homeowner late afternoon 5 July; 2 business days notice after a Federal holiday. The timing of the letter and Riverside Chat are the exact reason park neighbors think there is something nefarious going on.

5. The AJR deserves to have a suitable place to train, the Church Creek Community and AA County citizens at large deserve to have quiet, environmentally protected low impact recreational areas and the existing and future wildlife certainly deserve to have a protected and peaceful environment to live and raise their young. Homeport Farms Park is not a suitable location in its current configuration due to the Deed and Environmental and Logistical

constraints. During the meeting there were at least two suggestions for better suited locations for a rowing club: a. South River Park Farm b. Discovery Village on West River

### **Gregory Pokrywka**

I represent 1984 sea kayakers of the PUBLIC ACCESS WatersEdge Kayak Club, many of whom, including myself, live in Anne Arundel County and I want to offer my input as a firm NO! to a rowing Center at Homeport. We are THE most active kayaking group in the state, with 2-3 kayaking events per week all over the state, but most often in Baltimore AND Anne Arundel Counties. Public water access in these areas, and specifically at Homeport, is critical for our group!

Homeport is the only public water access to the South River, and one developed with sensitivity toward the environment and neighboring communities. In keeping with the deed restrictions governing it, Homeport successfully accommodates passive recreation and native wildlife on a carefully reforested plot. The soft, sandy launch is perfect from a kayaker's perspective (pro tip: kayakers actually avoid floating docks, if possible), and the amenities (picnic tables, parking, port-a-potties, gravel access road to the launch) add up to a perfect gathering spot for an outing on the water.

The suggested rowing facility would effectively offer a PRIVATE entity a monopoly over this cherished public space. Why Anne Arundel County is even considering this is curious and demands public scrutiny. Moreover, I have paddled in proximity to the local rowing clubs and, while I understand the appeal of being on the water, they are LOUD! VERY LOUD! The suggestion that some 80 young rowers and their various hangers-on could use Homeport Farm five days and some 15-20 hours per week without monopolizing the public access is disingenuous.

Many of our members are residents of other counties who drive a considerable distance to enjoy Anne Arundel's limited but thoughtful public access to the Chesapeake Bay and its tributaries. We spend quite a bit of money on our visits--on restaurants, gas stations, overnight accommodations, and the like. If anything, Anne Arundel needs to open up additional points of public access, not give away what tiny amount there is to private entities. JUST SAY NO TO THE ROWERS AND TO PARK AND RECS IF IT RECOMMENDS THIS ROWING FACILITY AND PRESERVE PUBLIC ACCESS FOR KAYAKERS AND OTHERS!

### **Brian Polak**

I would like to express my OPPOSITION for the proposed allowance of a junior rowing club to use Homeport Farms Park.

I acknowledge the club offers benefits to its members. However its use of the park is in complete violation of the park's deed. The deed restricts team sports and seeks to preserve the passive environmental park.

The club themselves acknowledge their extensive land and water usage requirements and hours of operations all which contradict the intended use of Homeport Farms Park. South River Farm Park seems much more of a viable option for a site.

Not only does the allowance of the club violate the deed. I am concerned giving access to a private club gives preferential treatment over public individuals. The government should uphold the existing legal deed and not acquiesce to special interests over the public's use of the land.

### **Poplar Point Homeowners Assn**

Poplar Point Association, Inc.  
Post Office Box 24  
Edgewater, MD 21037

Steuart Pittman, AA County Executive  
Jessica Leys, AA County Director of Recreation and Parks

On behalf of the residents of Poplar Point on the South River, we wish to thank Mr. Pittman and Ms. Leys for both the Waterside Chat and Listening Session on July 9th and the invitation to submit comments concerning the development of Homeport Farm Park. The Poplar Point HOA Board and residents fully support development of expanded rowing facilities in Anne Arundel County; however, Expansion of Homeport Farm Park wasn't the answer in 2016 and is not the answer in 2024. The 2016 study by RowAmerica and US Rowing stated clearly that Homeport Farm Park was not a viable location for an expanded rowing facility.

Church Creek is only 250 feet across at the Homeport location and the area is a wildlife refuge with a healthy and diverse population of water life, wildlife and plant life – all of which would be negatively impacted by the development of a rowing facility. Furthermore, the rowing facility's 100-foot-long floating dock would create a bottleneck in the creek and severely impact the currently operating upstream marina and all the private docks that access this waterway. The huge increase of use by an organized group would curtail the ability of individual canoeists and kayakers to access the water at Homeport – one of the driving reasons for the creation of the park. County residents would be trading open access for all to preferred access for a select group.

The Deed covering the development of the Homeport and the Wilenor Communities and the creation of the Homeport Farm Park are clear in their action and intent and the County's proposal flies in the face of long-standing and existing agreements. In addition, neither the neighborhood nor Route 2 is geared up for the traffic, parking, and logistics of moving 65-foot boats and gear in and out of the park for competitions, in addition to trying to accommodate 60-80 club members and their coaches and parents accessing the park on a daily basis.

Furthermore, multiple other accommodations would have to be made for the benefit of the rowing club at the expense of all county residents. For example, the motorized launch boats that accompany the rowing boats would need to travel in excess of the currently posted 6 mph speed limit on the Church Creek and the megaphones used by the launch crew and the boatswains exceed the 50' distance test for sound from a device under AA County Code. Both these limits were put in place to protect residents from erosion and excessive noise. Again, the needs of the few are being placed before the needs of all residents.

Anne Arundel County's identity is intertwined with the Chesapeake Bay and its' tributaries and we are one of the most beautiful, accessible, and ecologically amazing water-based communities in

the US. With close to 600 miles of shoreline, the County can and should be working diligently to create as much access to the water as possible for all our citizens. However, it is clear that Homeport Farm Park is not the solution to this problem.

### **RJ Porath**

I greatly support this project. We have had two children who have rowed for AJR. It is a great organization and it is a fantastic sport that teaches the kids life skills beyond most other sports. The kids come from all over the county- public, private and home schooled.

The site is perfect for this team and would allow AJR to focus on their mission instead of worrying about where they will be or if.

I greatly appreciate the efforts of the county parks department and the executive in this matter.

### **Chris and Norm Poulsen**

I am writing in response to the front page article in the Capital on July 16th regarding Annapolis Junior Rowing Club using the park at Homeport.

I am fully in support of this use.

Rowing has no more environmental impact on the water than kayaks and paddleboards.

Launches can easily be kept on the South River and meet the rowing shells there. The environmental impact on the water is no more than kayaks or paddle boarders which are allowed at the park.

As far as the number of rowers in the junior club, we all know all clubs and organizations have a total number of members but all members show up at each event.

Traffic and accessibility was mentioned as a deterrent to the park. If that's true, how do homeowners at Homeport get to their houses???

This is an opportunity for the County to offer an environmentally safe sport to students who can often get a scholarship for college from this sport. It supports teamwork and appreciation for the environment.

Homeport Farm Park belongs to the County and therefore belongs to all the citizens of the County - not just the adjacent neighbors.

### **Michael Prokopchak**

I support the proposal to allow a rowing club to use Homeport Farm Park for their activities. This park is for all Anne Arundel County citizens, not just the residents near the park.

### **Helene Raven**

While others address the politics of the proposal to build and promote launching rowing shells from the beach on Homeport Park, this letter focuses on the consequences of this proposal.

The Homeport Community is on Maryland Route 2, a heavily traveled highway with multiple intersections. The entrance to Homeport on Route 2 North is less than a mile to Parole and exit for

the Aris T Allen Parkway. If traveling South, this entrance requires a U turn into traffic going North on Route 2.

Keep in mind that high school students will be driving on Route 2 for morning and evening practices. Increased traffic will be on weekends and for regattas.

When rowing shells for crews of eight are loaded onto trailers, the shells, vehicles, and trailers easily reach 72' feet long. This is longer than many tractor trailers. These trailers are also tricky to maneuver due to their open design with rowing shells hanging over the ends of the trailers. The drivers need to maneuver from the highway to a narrow street with an immediate tight traffic circle and a fast turnoff into Homeport Park.

My concerns focus on the consequences of increased congestion and problems caused by fast traffic moving from a highway onto the narrow neighborhood street in the Homeport Community.

Please rethink moving forward with this proposal.

### **Jim Reilly**

As a nearby resident (Admirals View community), I am strongly opposed to any plans to convert this public water access into PRIVATE boat club water access.

### **DJ Remines**

The county funded park should remain open to the public. There's NO reason for the public to fund a rowing club. Keep Homeport the way it is. NO ROWING CLUB

### **Christopher Rivera**

Regarding the recent inquiries to using Homeport Farms Park for a rowing facility, I'd like to express that I am vehemently opposed. This idea was explored several years ago, and our community was surprised to see it resurface once again.

At the time of the initial inquiries, we consulted with a local land use attorney who felt confident the county would be breaking the deed restrictions of the park. More importantly, the Homeport Farms HOA has legal standing to enforce them. We heard comments from County Executive Pittman stating that its own legal counsel disagreed with the assertion that they would be breaking any such covenants. Perhaps this is so (if people agreed lawyers would never exist), but it really doesn't take a legal scholar to quickly understand that this seems highly ill-advised and likely incorrect.

The deed, which I have attached, clearly states *"the property shall be used only for parkland, nature preservation and restoration, open space and low impact recreational uses including, but not limited to, nature study, bicycling, walking running trails, fishing, crabbing, the storage, dockage and launching of non-motorized watercraft, gardening, environmental research and conversation and*

*similar uses and activities.”* Building a facility for and the operation of a highly competitive team sport will never meet the above restrictions. The Homeport Farms HOA would therefore enforce any infractions although it seems silly for the county to continue to press such an issue and break obvious restrictions much to the ire of the surrounding community.

Furthermore, we would implore you to consider the general good of your constituents. No, we're not referring to 100+ immediate neighbors who oppose a rowing facility in Homeport Farms Park or the 100+ rowers who may want such a facility. We're referring to the 588,261 Anne Arundel County residents who have access to the park. I've witnessed local fisherman who may not have the means to live on the water, enjoy our local waterways due to the access the park affords them. Likewise, I've seen happy young couples use the park for engagements photos. These are the things the park was intended and deeded for. When the county favors the use of such a small park to that of a very specialized team sport, it takes away from the general public's ability to equally enjoy the same space. This is not to even mention the fact that these rowing clubs require financial means to be a part of.

Keep the park for everyone to use and enjoy!

### **Katie Rivera**

I would like to express concern over the pending project for the Annapolis Rowing Club (ARC)'s waterfront facility in the Homeport Farms Park. This small park was deeded to the county for a very specific use, and the proposal for the ARC project far exceeds the intended use for this specific park. However, the main point of concern I have is that I don't understand how public funds should be used to support a private club/organization's needs. Members of the ARC should be responsible for funding the appropriate facility and boat house they need for their activities - not Anne Arundel County residents. How does this benefit the minimum wage worker in Glen Burnie? There is ALREADY water access for anyone who would like to access it. Building a boat house to support one small, elite, and private organization is a misuse of county funding.

Additionally, I share the same following concerns as other AA County residents:

- Homeport Farm Park is too small to accommodate other visitors if rowing practice for 80 kids was held there. Allowing 80 junior rowers in the small park during the best times of day would effectively take it away from other visitors.
- An athletic team using the park for practice is a violation of the deed.
- The infrastructure needed would violate the conservation easement and harm the environment. The entire park is in the critical area.
- It would be harmful to the wildlife, especially the blue herons that nest within 100 feet of where they would be every day.
- The additional infrastructure would harm the wildlife. Installing floating piers would end fishing and crabbing, which are key purposes of the park as stated in the deed.
- Access to and from our neighborhood via route 2 is already too dangerous before adding 80+ people who need to arrive and depart at the same time.

### **Bernie Robinson (Maryland Sierra Club)**

The Anne Arundel Group of the Maryland Sierra Club would like to go on record as strongly opposing the development of a rowing facility at Homeport Farm Park.

The Park was established as a passive use nature park for the public. Converting the park for the use of rowing teams would make it near impossible for the public to access, would make the current water access unusable by kayakers and SUPs due to heavy use by the rowing teams and would significantly disturb the natural habitat of the park, with special concern for the Submerged Aquatic Vegetation at the park.

Having trailers coming in and out of the park hauling 60-foot shells from 4 to 7 p.m. each evening of the week during spring, summer and autumn months would cause significant environmental damage. This time is cherished by many for its peace and quiet, which is essential for the wildlife which live in the surrounding woods and on the water. Park visitors express the need for a place to walk, seeking spiritual time spent in nature. Kayakers and canoeists also love this unique area, which provides the only readily accessible public water access to the South River.

Furthermore, there are only 30 parking spaces at the park, which would be monopolized by the rowing club members, making it impossible for the public to access the park in the morning hours or the late afternoon to evening hours.

This is a public park conceived as a peaceful sanctuary for wildlife and a peaceful retreat for humans who need respite from a hectic world. Don't remove the "public" from "public park" by converting the park into an exclusive facility catering to the Annapolis Junior Rowing Club. Keep the park natural and accessible by the citizens who pay their taxes to preserve our remaining green spaces.

### **Matthew Roy**

Please keep the park public. I'm not for the new row club. This will take away from families being able to gather and have time together. This will take away from daily visitors. If this place were to vanish from the public, it'll sit empty until people come to row. So why make it an empty place? Makes no sense.

### **Scmail2021**

As pleased as I am with our move to the Homeport community 12 years ago, there is one thing that makes me worry about living here: the dangerous turn from Route 2 to access our neighborhood. It's impossible to ignore the risk of getting in a car accident every time we get in and out of Homeport. I often find myself trying to think of a solution to the dangerous traffic situation we face when accessing our community. Therefore, the idea of having an additional large number of cars turning in and out of Homeport every day at the same time is a scary one for me. I worry about all involved: my family, my neighbors, the people coming to the neighborhood to use the park.

Aside from that, the proposed level of activity would preclude the passive use of the park—which it was meant for— and which is all that it can accommodate. As residents of Homeport, we see the kayakers, the paddle-boarders, the fishermen in small row boats who come from near and far to use the park around all the time. Not to mention the beautiful, plentiful wildlife whose activity we



witness throughout the seasons. The proposed athletic use of the park would greatly harm this environment.

This is a small, fragile park. The junior rowers deserve a place to practice, but they should be guided to a place where the environment would not be so harshly impacted. Here, they would exacerbate an already dangerous traffic situation for the residents of this area and prevent others from using the park as it was intended for.

Homeport Farms Resident

### **Jodi Shade**

I received a notification letter in our mailbox a couple of weeks ago from a neighbor, regarding the proposal set to launch the construction of a rowing facility and all that will potentially encompass those practices and events. Our home is located on Crab Creek which is a wild bird sanctuary. Rowing teams and additional boat traffic would be absolutely devastating for our fragile bird population (which include Eagles). There are fish, oyster beds, at least 50 different varieties of birds, turkey, fox and coyote that live on the banks of Crab Creek. You may or may not be aware that Coyote like to not only swim but also hunt near creek banks which is why they have settled here. The reason for the unusual species and numbers in which we have, is because each homeowner owns more acreage per lot than any other Annapolis community. Majority of us can not even see our neighbors. Please let me know where you are in the process and if I can supply any additional information to support the wildlife on Crab Creek. Thank you in advance!

### **Peter Skelly**

Is there a presentation or link to a presentation for the proposed rowing facility at Homeport Farms that can be shared with me? Please advise. Thank you.

### **Bill Smith**

I am writing today to express my opposition to the proposed rowing center at Homeport Farms Park.

I am a kayaker and a frequent visitor to the park as Homeport is one of our favorites. I worked with the water access committee during planning for the park and love the place it has become. It would be tragic if the people who planned the park are pushed away by the rowers. My fear is that the rowing groups would dominate the park and push other users out. I also think it would be an environmental nightmare since the park all ends at a tiny beach with little room to expand. You should be there during a pop up traumatic rain event. I witnessed it first hand and was amazed/shocked at the sheer volume of water rushing down that gully. I do hope they find a good location but that is not it. Thank you for allowing us to express our .

### **Ellison Smith**

I'm writing to express my disapproval for a rowing facility at Homeport Farm Park. Myself and members of my paddle group value the ease of access to the park for paddlesport activities. My

concern is that development would restrict or cut-off access for my community. Thank you very much for your consideration.

## **Sue Stevens**

I write to offer an emphatic "NO!" to the idea of any kind of rowing center (junior, adult, senior) at Homeport Farm Park.

I am a resident of Howard County, Maryland, and serve on the Steering Committee of the Chesapeake Paddlers Association, with whom I have paddled various Anne Arundel County waters over the past 20+ years. CPA members have been kayaking for twenty-five years on all the county's rivers and creeks – where ever we can find public access or a waterfront host. We are finding few public beaches & parking available – unless we go through a marina, and where we may be charged as if a 16 foot/-22-inch-wide kayak is a full-sized boat with a motor.

Homeport Farms is a hidden pearl – the only public water access to the South River, and developed with sensitivity toward the environment and neighboring communities. Here, we are not competing with boaters trying to launch trailers or jet skis. With the specific RECORDED deed restrictions, Homeport Farms Park successfully accommodates passive recreation and native wildlife on a carefully reforested plot. CPA Members volunteered years earlier to plant many of the new trees in the former open fields. The County's rebuilt soft, sandy launch is a tiny only 20'x 20' spot- in shallow water: it's perfect from a kayaker's perspective (kayakers actually avoid floating docks, and kayak -specific -launch docks, if possible.) The other basic amenities and gravel access road to the launch) add up to a perfect gathering spot for a quiet outing on the water.

It does have a monster hill to get down to the sand launch. The grade change is about a steep 60-70 feet. It has erosion issues, until the County reinforced the trail surface and banned all vehicles, which damaged the pathway, if they did not get spin out on the slope. This is the historic location of the original farm's water access; it's also a major drainage swale which also carries storm runoff from the upper fields. Access to this Park via busy 6 lane -divided median MD Route 2 is northbound only – and can be very tricky doing U-turns at the first southbound turning lane – located at ¼ miles south.

The suggested rowing club's usage would effectively offer a private entity monopoly over this cherished public space. Why Anne Arundel County is even considering this is curious, and demands public scrutiny. Moreover, I have paddled in proximity to the local rowing clubs and, while I understand the total appeal of being on the water, they are using the water for a different purpose – speed training, as well as being needing additional tracking boats for their coaches – its very LOUD TEAM EXERCISE. Of course, they seeking quiet water for launching their rowing shells – and docks, and a decent low laying site for staging and storage, but this is not the spot nor the right creek.

The suggestion that some proposed number of 80 young rowers, their drivers and parents needing parking facilities, and on- site storage changes the character of the park. More is not good. The suggested five days/ 15-20 hours training per week will not work without monopolizing

this tiny public access and it is not speaking the complete truth -nor is it compatible. It is counter to the DEED RESTRICTIONS requiring passive use of this land.

I am only one of many residents of other counties who drive a considerable distance to enjoy Anne Arundel's limited but thoughtful public access to the Chesapeake Bay and its tributaries. We spend quite a bit of money on our visits--on restaurants, gas stations, shopping, and the like. If anything, Anne Arundel needs to open up additional points of public access, not give away what tiny amount there is to private – even -non-profit entities.

### **Marcia Stutzman**

Why do you and the Department of Recreation and Parks (DRP) want to put private rowing clubs in Homeport Farm Park, a public county park. This is the fourth time in 15 years the county has tried to put a publicly funded multi-million-dollar rowing center for two private clubs in Homeport Farm Park, despite the deed restrictions that stopped it the first three times.

DO NOT put a rowing center in Homeport Farm Park. If you dedicate public land to private clubs for rowing, then you will have to do the same for all sports run by private clubs - lacrosse, soccer, field hockey, cricket, football, basketball, baseball, volleyball, gymnastics, cheer, and the list goes on. Each sport has its own facility needs and associated costs. There no longer will be the opportunity to charge fees for the use of public lands, school gymnasiums, etc. Once you open the flood gates of public money being spent to build private club facilities, you will have to build them for all private sports.

Why are you cutting down all the trees in Anne Arundel County and paving paradise to put up parking lots? We need the trees to breathe! Please stop cutting them down to build private athletic clubs and housing developments. Instead, let nature be nature and help the environment by not cutting down trees and paving the land.

Do not turn public Homeport Farm Park over to private clubs! A rowing center for two private rowing clubs will dominate this small 25-acre passive park, squeezing out general public water access and the other low impact activities - dog walking, bird watching, jogging - that people enjoy daily in Homeport.

Keep Homeport Farm Park open to the general public!

### **Mike Sobczak**

Thank you for hosting the July 9th County Executive Pittman's listening session about allowing rowing practice in Homeport Farms Park. I found the session informative and would like to offer the following perspectives.

- Homeport Farms Park is too small to accommodate 80+ rowers, visitors and the additional traffic and congestion.
- Rowing practice would effectively take the park away from other visitors especially during the peak times of the day.
- The entire park is in the Resource Conservation Area of the Critical Area. The facilities needed to accommodate a rowing club, including a large floating pier would violate the conservation easement, the deed and would permanently harm the environment.

- Athletic teams using the park for practice is a violation of the deed's prohibition on intensive uses.
- Wildlife would be harmed especially the blue herons that nest on the site.
- Church Creek is too narrow to accommodate rowing alongside existing users of the park. Mixing rowing activities with crabbing, fishing and other users would be dangerous.
- Because of the restrictions at the park, it could not be ADA accessible. Everyone who wants to participate in rowing should be accommodated.
- Consider the effect on infrastructure, roads and traffic in the surrounding communities. Do we think Route 2 Solomons Island Road and the turnabouts could accommodate 100+ more vehicles at the same time everyday without severe impacts and more traffic snarls in the surrounding and wider communities?
- The junior rowers need a space where they can grow their club. But Homeport Farms is too small to accommodate this. We need to find a location that is suitable now and can support the expansion of the sport. Mr. Pittman said he was looking at other sites. Perhaps South River Farm Park is a more viable option.

Thank you again for holding the listening session. The Rowing Club should find the right site for their activities. Homeport Farms Park is not that site.

### **Ann Sorensen**

The area is already congested enough. Please keep things small. The area and traffic are becoming unbearable. It's a small area with enough traffic and people. Leave this small park that we pay taxes for the way it is please.

### **Harvey Steinfeld**

I would like to state my opposition to the proposed plan to sponsor a rowing club, or clubs at Homeport. As an active kayaker, I use that site as a convenient launching site for my boat.

### **Rich Stevens**

I'm the Treasurer of the Chesapeake Paddlers Association, an incorporated all-volunteer non-profit with over 600 members. Our Club began over 35 years ago and was based on the South River where the old Pier 7 Marina was. Our mission statement reads in part: "The mission of the Chesapeake Paddlers Association, Inc. is to help people safely enjoy sea kayaking and to promote safe paddling practices through the education of the local sea kayaking community and the interested public."

In line with our mission is to advocate for public water access. For many years Anne Arundell County was known for having the poorest public water access in the state in spite of having over 533 miles of shoreline. Fortunately, this has been changing in the last few years. However, here is still a long way to go.

Homeport Farm Park is still the only public water access point on the South River. I attended some of the earliest public meetings regarding this park. There was a lot of opposition from residents on both sides of Church Creek over traffic, crowds, noise, trash, etc. Fortunately, the park was

ultimately approved and I believe that the local residents found the users of this park to be good and respectful neighbors and good stewards of the park and the park itself a valuable asset to the surrounding area. I and many of our members use this park on a regular basis.

This park, as it now exists now is truly a gem with not only an excellent soft launch for watercraft but walking trails and other amenities on its reforested land. As constructed, maintenance and operating costs to the County are minimal in keeping with the natural setting.

For all of the reasons above, I must speak out in opposition of locating a rowing center at this location for a number of reasons. We at CPA have no objections to a rowing center in general. However, this is not the location for it.

An extensive study was carried out in 2016 by Sports Facility Advisory, RowAmerica, and USRowing, for the Annapolis Rowing Club and Annapolis Junior Rowing, two of the main organizations advocating for such a facility. This study considered five possible locations and Homeport was the only one immediately rejected with no further consideration given to it for a number of reasons. An ADA compliant ramp to the water, given the elevation at the existing parking lot, would likely exceed 500' in length, even without considering constructing a suitable level staging area at the base. The ecologically friendly launch area at present is only about 20' x 20' in size. An 8-person rowing shell is 62' long. A truck and trailer to haul these boats is about 20' longer than a normal tractor trailer. To modify the Homeport Farm site to accommodate these and other vehicles and to accommodate public parking for regattas and other events would mean clearing much of the recently reforested and revegetated land, not to mention require very expensive alterations to the Rt. 2 and Homeport Drive intersection.

The site has no public utilities such as water, sewer, and electric. Required docks for these rowing shells would need to be at least 120' long in a creek only 350' wide that provides access to the South River for many residents and their boats. They would also need to be constructed in an existing relatively undisturbed critical area.

Then you have the wish list of the rowing clubs which include boat and equipment storage, meeting rooms, banquet facilities, classroom spaces, food facilities, and all of the associated infrastructure to accommodate these.

Finally, you have a very clearly written deed in addition to easements given to the residents of Homeport Farm. Many of the restrictions placed on this property, in perpetuity, prohibit usage of this park in the ways that the rowing clubs wish to use it. The rowing clubs, in their own documents are looking for a facility that can accommodate 300-500 people at events such as regattas and other public and private events. They envision being able to use the facilities for banquets, food service, classes, and other uses to offset the expenses of the rowing facility along with their already high membership fees. The deed and easement restrictions have been repeatedly brought up at the meeting on 7/9/2024 and previous meetings with no plan as to how these restrictions can be ignored.

The dawn to dusk daily use of this park by a rowing facility is clearly incompatible with the present use of the park by the citizens of Anne Arundle County and the public at large. A rowing facility in this location would effectively convert a publicly funded park into a mostly private facility. The

rowing clubs would not want non-members with their boats wandering through their facility while launching and landing their own 62' shells and other boats and while running public and private events.

As I said earlier in this letter, I and CPA have no objection to a rowing facility being located somewhere else in the County. Indeed, the people who spoke in favor of a rowing facility at the July meeting did not advocate for Homeport Farm as the preferred location. That being the case, I am somewhat mystified by the failure to consider Discovery Village. Perhaps this facility was not available during the 2016 study.

Discovery Village has a very nice new and lightly used boat ramp as well as a separate soft cartop boat launch and a vast parking lot that could easily accommodate the 62' rowing shells, trucks, trailers, and additional public parking that a true rowing center needs. The extensive bulkheaded waterfront would easily accommodate the necessary floating docks needed to launch the racing shells.

In addition, the property also has a very large building on site that appears largely unused. I understand that the county at present has a 30-year lease on the property that does not include the building. The building has all the necessary utilities as well as ample interior space to boat storage, meeting rooms, and any other uses that the rowing clubs might want after suitable renovation. I would suggest that renovation of that building would be far less than expensive and better suited than establishing a rowing center from scratch at Homeport Farm. I assume that the owner of the building would be more than happy to lease the building on good terms if the County and the rowing clubs financed the renovation. The county could probably also come up with other uses for space in the building. The alternative is that a valuable building, if unused, gradually deteriorates into a public eyesore.

Of the many items on the rowing clubs wish list this location could easily accommodate nearly all of them with no problem. The only item on their list that I can see that is not met is for a spot that is closer to a more developed area and is highly visible to the public. However, the Anne Arundel waterfront is highly developed and very expensive. You have to make some compromises.

All this being said I'm opposed to spending an exorbitant amount of County money on a project that will mostly benefit a couple of relatively small well financed private clubs. The main impetus of this push for a rowing center seems to be the fact that Annapolis Junior Rowing is losing their lease at Camp Woodlands on Gingerville Creek. While this is unfortunate, Annapolis Junior rowing only has about 80 members. Estimates for a full rowing center runs as high as \$25 million dollars and well over \$150 thousand has already been spent on preliminary studies up to this point. This rowing center facility if it only costs half as much as some estimates show will deprive the Parks & Rec budget for years to come of money that could be better spent developing additional water access facilities such as a Homeport Farm Park.

### **Donald Stokes**

I have no idea why you guys keep changing the combination to homeport park. I've been here like four times and every time it's been different and every time I try to get in it's a hassle. It's almost like you don't want people to use the park.

## **Sharon Synowiec**

Thank you for meeting with county residents on July 9, 2024, to discuss Water Access at Homeport Farm Park.

I have delayed voicing my opposition to the expansion of water access options at Homeport Farm Park, hoping to review the notes from the Waterside Chat and Listening Session held on Tuesday, July 9, 2024. I have not been able to access notes from that meeting on the county website.

My concerns echo those of many who were opposed to the Homeport Farms location. I will not repeat all of the comments tendered, but would like to add a couple of fine points.

1. The Deed. This was discussed at the Waterside Chat, particularly by an heir to the Davis property. The conservation easement is in perpetuity and the deed specifically describes low impact recreational activities with preservation of the environment. It is in a critical area and the South River Federation, later merging with the Arundel Rivers Federation, has worked tirelessly since c. 2007 to restore Church Creek. In 2014 the restoration project installed over 20,000 native trees, shrubs and plants. I resent any implication that there could be "ways around the deed."

2. The Environment. Along with the wildlife already identified there are numerous deer, rabbits, owls and egrets. Sadly, the Wilelinor Community swimming area on Church Creek has recently failed two Enterococcus tests, making the creek unsafe for swimming. Additional disturbances to the park, especially if building and/or paving is involved, will contribute further to the pollution.

3. Traffic. I have not seen the bus schedule for the 2024-2025 school year, but in the past Homeport Drive and Solomons Island Road has been a county school bus stop. This would compound the traffic issue already addressed by several attendees at the waterside chat.

4. Navigation on Church Creek. Although Church Creek may appear wide at the kayak launch site, the creek is quite shallow with the exception of a center channel. There is a small marina north of the launch site with boats that must use the center channel for depth. Multiple kayaks or sculls would impede navigation.

5. Previous Studies. A study commissioned by the Annapolis Rowing Club has already indicated the infeasibility of Homeport Farm for a rowing facility. Beyond the neighbors who oppose the expansion of Homeport Farm, numerous members of the Chesapeake Paddlers Association also voiced their opposition to the expansion. This is not just a neighborhood problem.

South River Farm Park and Discovery Village were suggested as possible sites. It appeared that these parks had not been previously considered. It seems more research into possible, preferable sites needs to be conducted.

## **Patricia Thomas**

We received for the first time today a notice outlining the potential for a Rowing Center at Homestead Park on Church Creek. We live on waterfront property on Church Creek. The idea of

having rowers going up and down this small, narrow creek is outlandish. We have lived on Church Creek for 12 years. We are retirees and this is supposed to be our domicile until we die. It is a truly quiet area with large numbers of birds and animals, always around. In fact, this year we were unable to take our boat out because young ospreys took the opportunity to build a nest on our boat,. They are protected birds. The idea of continual activity on this quiet area of Annapolis is something I cannot even fathom happening. Right now we sometimes have some noisy boaters on weekends, but they don't stay long and move away. We absolutely, positively do not need any more action or boating traffic on the Creek. Our dogs bark every time a boat goes by, so it would be a cacophony with boating crews blaring their bullhorns and my dogs barking and howling at them. As much as I have enjoyed watching crews on the Potomac when we lived in Washington, they were on a wide river, not a small narrow creek. Even the English rowers are working on bodies of water much, much wider than our beautiful Church Creek. Please do not allow this to happen to us. Can't they find a place on the South River to build the Center, if at all. The boat basin by Route 2 bridge or further up would be a perfect area and the boats would have a much bigger area to work with. I say NO, NO, NO to building a Rowing Center on Church Creek.

### **Phillip Archer Thomas**

Recs & Parks - Having lived on Church Creek for twelve years the tranquility it offers is now endangered. The prospect of and the question as to WHY the County is paying not for one but two PRIVATE clubs to have rowing sites on this narrow stretch of Church Creek is beyond reason. Any logical study would have pointed out the adverse effects on multiple boat traffic, noise and light pollution and, importantly, environmental impact. I have an Osprey's nest on the cabin-top of my boat which, I doubt, would have been built had there been shells rowing up and down the creek every day. I see no logical reason to allow this dubious use of TAXPAYER MONEY to proceed in any form whatever. Rather, such funds could and should be devoted to Saving the Bay rather than indulging a privileged few.

### **Rebecca Tiscione**

Homeport Farm Park provides important water access for the general public. Please keep this a public access site. I implore you, do not put a publicly funded rowing center for private clubs in Homeport Farm Park. The county has come a long way in providing public access to the water. Please do not take us backwards on this issue. Thank you for your consideration of this important community issue.

### **Karen Whaley**

Homeport Farm Park is a passive park. To include it in the County's analysis of "underutilized parks" is ridiculous. Of course it is utilized in a limited, passive way - by deed and by design. It is utilized exactly as it was meant to be and should not be included with an analysis of active parks. The deed restricts its use to "parkland, nature preservation and restoration, open space and low impact recreational use" and says, "the property shall not be developed or used for intensive recreational purposes". No one can logically conclude that a competitive team sport consisting of 80 teenagers launching 60 foot boats 5 days a week is low impact and not intensive.



The deed says the property “will benefit the citizens and the critical area”. The entire park is designated as critical area. To benefit both is a balancing act, and it has been achieved in its current form.

In addition to the deed, there is a conservation easement on the property that further restricts development and construction, subject to various critical area and forest conservation acts. It appears that this easement is being ignored.

The citizens had a voice at a public meeting, but who speaks for the residents? Not the humans who live around the park, but the many creatures, some fragile and endangered, who live there. This is not their backyard. This is their home – their shelter, their source of food and water, their hunting ground, their nesting and spawning ground. Nesting blue herons, eagles, red-shouldered and red-tailed hawks, white herons, muskrat, mergansers, mallards, fox, and deer, to name some, all live in the park, nearby or on its banks.

It is quiet in the park. The trees are abundant. Humans come and go randomly and unobtrusively. Bringing in high impact scheduled intensive activity, with an exponential increase in the number of humans at once, will disturb them. Cutting down trees and putting up storage racks and buildings will destroy habitat. It is a home invasion. Please protect these voiceless residents.

The County keeps saying they are not going to build a “boathouse”. They are, however, planning a storage building and a changing building – two buildings instead of one boathouse. How is that better in any way? More trees cut, more impervious surface, more construction, more utility lines. The conservation easement prohibits the construction of structures unless they are water dependent. These planned buildings don’t meet the definition.

I will add that the County has not been forthcoming to the public or the press. They leave the planned buildings out of their comments. But, they revealed these plans in a meeting with the Wilelinor and Homeport HOA representatives (and their attorney). Why leave this critical piece of information out of the public comments? It is classic bait and switch.

Violating the deed restrictions and the conservation easement will upset the delicate balance of this park. It is a violation of the environmental gains that have been achieved.

No one is above the law – no County should disregard or attempt to circumvent the law. The legal agreements should not be broken.

Karen M. Whaley

Park Liaison - Wilelinor Estates HOA

### **Jessica Whitehurst**

I write to express my opposition to the taxpayer-funded private rowing clubs on Church Creek.

The area cannot support additional traffic. The channel is narrow and already at capacity, and additional traffic will be dangerous for everyone on the water.

The proposed rowing centers will add pollution to environmentally sensitive areas. The South River and adjacent creeks should not suffer additional light, noise, air, and trash pollution from private club members and activities. This is not their backyard, and they do not have any incentive to care for the area.

The proposed rowing center is a wasteful use of taxpayer dollars. Please direct the funds to existing rowing clubs, which have the infrastructure and programs to serve the rowing and adaptive rowing communities.

Erik B. Young

August 13, 2024

To: The Anne Arundel County Department of Public Works, the Anne Arundel County Department of Recreation and Parks, and the Anne Arundel County Office of the County Executive

Delivered Via email to: [Homeport-farms@aacounty.org](mailto:Homeport-farms@aacounty.org) on August 13, 2024

To all concerned people at the Anne Arundel County Department of Public Works, the Anne Arundel County Department of Recreation and Parks, and the Anne Arundel County Office of the County Executive,

In 2016 Anne Arundel County (the "County") created a Project Team to evaluate potential sites for a launching facility for rowed or paddled watercraft. The Project Team included a coalition named the Paddling and Rowing Community (PARC). This coalition was comprised of four rowing clubs, a water safety organization, the Stand-up Paddle Boarding community (SUP) and the Anne Arundel Co. Public Schools Athletic Departments. The Project Team recommended expansion of the existing facility on Harness Creek as the location for the paddling and rowing facility. In May 2020 Bayland started the design process for the expanded facility at Quiet Waters Park and on February 2, 2021, the Harness Creek Paddling and Rowing Facility Public Meeting was virtual. At that time, all if the four rowing clubs that were members of PARC had launching facilities for their members and the facilities at Quiet Waters Park and Homeport Farm (HFP) were adequate for the SUP community.

On February 12, 2021, The Board of Directors of the Friends of Quiet Waters Park, sent the County a position paper That state in part, "We now have substantial concerns pertaining to the proposed development centering on five key aspects of the plans proposed for this site: • Inconsistency of the proposed plans with the original Master Plan developed for Quiet Waters Park; • Substantial environmental impacts caused by this development; • Multiple user conflicts created with current uses of Quiet Waters Park; • Administrative concerns for the maintenance and safety of the area; • Financial needs of the existing park." (see Attachment A).

The proposed rowing facility at Quiet Waters Park was never built.

On July 25, 2022, the Annapolis Junior Rowing Association (AJR) sent a request to the County asking for its support and approval to build a "permanent home" at HFP to support "organized youth rowing" for students from the 8<sup>th</sup> through 12th grades" (See Attachment B). AJR wants to build a "semi-permanent" structure of approximately 3,600 square feet for storing rowing sculls, equipment and a golf cart. The facility includes permanent toilets and would require an expansion of the HFP parking lot for additional automobile parking and extended trailer parking. AJR would need to widen the path with access the waterfront from fifteen feet to thirty feet. In addition, parkland would be disturbed by the installation of infrastructure to support the project, including electrical service and water service.

Their request states the following:

1. "These amenities would be available for public use outside of designated rowing practice times", and
2. "Home Port Farm sees relatively less motorized traffic than other locations that the County is considering as sites to increase water access" and that this is important because "Some of AJR's rowers are as young as 13 and new to rowing", and
3. "AJR has Review the March 2004 deed granting the County Homeport Farm Park for a waterfront park and understands that this grant is subject to certain restrictions. AJR's proposed use of Homeport Farm Park does not violate these restrictions" and
4. AJR would use the facility from 4:30 to 7:30 PM throughout the year and that they would use the facility for morning practices during the summer, and
5. "Lack of a permanent home is AJR's biggest risk as an organization."

I would like to oppose AJRs request to build rowing facilities at the HFP for the following reasons that are related to statements in their letter.

1. I live on Church Creek, and it is my opinion that the paddling and rowing communities do not need an expanded launching facility at the HFP. At the present time only nine kayaks and no SUPs are present on the storage rack at HFP and there is room for an additional watercraft without adding another storage rack (see Attachment C). On any given weekend I will see, at the most, six or eight, stand up paddle boards on the creek and, some of these boarders have launched their paddle boards from their own piers. Therefore, there is no need to install floating piers at the HFP to serve the general public.
2. I am a frequent visitor to all the creeks on the east side of the South River and I have noted that the recreational boating traffic on Church Creek is significantly greater than the recreational boating traffic on Crab Creek and the upper portion of Harness Creek. I think may be the reason that AJR is using these locations to train its inexperienced rowers.
3. AJR statement that their proposal to use HFP does not violate the restrictions in the deed is presented without any support. On the other hand, the report presented by the Homeport Farm Homeowners Association's Attorney makes a compelling argument to the contrary.
4. AJR's request to use Church Creek as extensively as they plan to would cause interference with the large number of recreational users of the creek, the residents on the creek and create a navigational and safety hazard to both the recreational users and the rowing users on the creek.
5. The HFP is currently serving the needs of the general population of the county in its current state. I do not think the County should spend tax revenue collected from the general public to serve a special interest group.

I would like to oppose AJRs request to build rowing facilities at the HFP for the following reasons that are related to the "perpetual restriction" in the March 27, 2024, deed that conveyed the HFP land to the County.

1. The Deed states in part, that "the waterfront park will benefit the citizens of Anne Arundel County and the critical area of the County" and, in part, that there is "a perpetual restriction that the property shall be used only for parkland, nature preservation and restoration, open space, and low-impact recreational uses."

2. At the present time and in its present form, the HFP is being used by citizens of the county for the purposes for which it was intended as defined in the March 27, 2004, deed. It is a place where members of the general public can store and launch a variety of paddled and rowed watercraft that are stored at HFP or brought to the HFP atop a user's vehicles. It is also a place where the general public can walk through quiet and minimally disturbed land that is home to an extensive variety of plants, animals and birds that are specific to a waterside environment. These uses of the HFP and the paddling activities that take place on Church Creek take place during normal recreational hours and the people using HFP only use it for a portion of the day. No overnight parking is allowed in the HFP. These activities are certainly in line with the "low-impact recreational uses" required by the deed that created the HFP.
3. The hours of use proposed by AJR for their activities on the waters on Church Creek would significantly impair the use and enjoyment of the creek by other boaters who have visited and enjoyed these waters for year, and
4. ARC's use of the property for their special interest purpose project would interfere with the beneficial use and enjoyment of the HFP by the general public (citizens of Anne Arundel County and surrounding Counties), and
5. The issues raised by The Board of Directors of the Friends of Quiet Waters Park regarding the proposal to locate a rowing facility at that park hold true today, with respect to the request to locate a rowing facility at HFP.

I would like to oppose AJRs request to build rowing facilities at the HFP for the following reasons that are related to environmental concerns.

1. The HFP land is subject to a "Declaration of Covenant Conditions and Restrictions" (the "DCCR") dated October 22, 2003 (See Attachment D). This DCCR creates "Conservation Property" that is subject to the Anne Arundel County Code, Article 21, Section 2-317 and to the State of Maryland Forest Conservation Act found in Ms. Code Anno., Natural Resources Article, Section 5-1601, et seq. and COMAR 08.19.05.02. In addition, a portion of the Conservation Property is located within the "Critical Area" as defined in Article 21, Title 2 of the Anne Arundel County and the State of Maryland Chesapeake Bay Critical Area Law frequently referred to as the "Critical Area Act." This DCCR states specifically that:
  1. No construction or alteration of residential, commercial, industrial, or other structures of any kind will be placed or erected upon the Conservation Property or any use in connection therewith shall be made of the Conservation Property, except for water dependent structures approved by the County.
  2. No cutting or removing of vegetation or grading, filling or other activities shall be permitted upon the Conservation Property except for those activities necessary for construction of water dependent facilities and approved by the County. Any and all activities upon the Conservation Property shall be permitted under either, as applicable, a Buffer Management Plan as required by the Critical Area Act and approved by the County, or a Forest Management Plan as required by the Forest Act and approved by the County.

2. The general topography of the landscape of the Conservation Property shall be maintained in its present condition and no excavation or topographic changes shall be made.

2. It is clear that the County has the authority to approve the installation of a water independent structure at the HFP. However, the County does not have the authority to approve a project that would involve cutting or removing any vegetation at HFP or do any grading at HFP. The AJR proposal would require the removal of existing vegetation at HFP to widen the access path to the creek and expand the parking lot and do grading to provide the necessary storm water management around the building.

3. The County has not demonstrated that it has filed or even considered filing of a Buffer Management Plan as required by the Critical Areas Act or a Forest Management Plan as required by the State's Forest Act.

4. Church Creek is already an environmentally stressed creek due to erosion of its shore due to wake producing traffic, loss of shoreline vegetation, a blight that is killing the chestnut oaks, and significant upstream commercial development. Construction of the boating center with its widened water access path and its floating docks would add additional environmental challenges to the creek.

5. The HFP and the land around Church Creek are the home to, and a nesting area for, a variety of water dependent birds including herons, bald eagles, osprey, cormorants, ducks and geese. The creek is also an important feeding ground for these birds. The addition of the activities proposed by AJR to those that are already occurring on Church Creek would add an additional interference to these "Natural Activities."

6. The hours of use proposed by AJR would create a traffic and "noise pollution" burden for the residents of the Homeport and Wilelinor Communities, and

7. The hours of use proposed by AJR would create a "noise pollution" burden for the on the residents on eastern side of Church Creek.

In addition, I would like to know if the County has consulted with the Maryland Department of Natural Resources and the Maryland Department of Environment to determine what State issues relate to AJRs request.

I would like to oppose AJRs request to build rowing facilities at the HFP for the following reasons that are related to the interactions the County had with the communities near HFP and its citizens in general regarding AJR's request. I do not have firsthand knowledge supporting of some of these objections, but I believe that the information I received from the Homeport Homeowner Association (HPHA) is reliable.

1. The first time the members of the HPHA received a notice from the County about a meeting and comment period regarding AJR's proposal was on July 3, 2024, the day before a holiday weekend. The notice was from The Office of the County Executive, Mr. Steuart Pittman's. The notice was not a notice for a public hearing that would be part of the County's public record. The notice was an invitation to the homeowners in the Homeport community to "Please to join

the County Executive and DRP for a waterside chat and listening session on Tuesday, July 9, at 6:30 PM at Homport Park to discuss Expanding water access options at Homport Park.” There was no mention in the notice about AJRs request dated July 22, 2022, (See Attachment E).

2. No notice was sent to the residence on the east side of Church Creek or the general boating community in Anne Arundel County who would be affected by AJR’s proposal.
3. The members of the HPHA believe the County’s process had been flawed and not transparent. They believe that:
  - a. The County ignored Public Information Act (PIA) requests from the neighboring communities for months, finally producing pages of mostly redacted documents at a cost of approximately \$2,600 USD.
  - b. Another PIA request was submitted when the MD PIA Ombudsman got involved. The County would not issue documents, and instead allowed a review of certain documents in their offices.
  - c. The County has not allowed neighboring Communities to see the feasibility study or proposals from ARC or other rowing associations and clubs in the County that are known to exist in PIA their response.
  - d. The HPHA has been misled by our elected officials and County employees on the status of development since early 2022:
  - e. Their Council Member, Lisa Rodvien repeatedly misled them to believe HFP was not being evaluated for a rowing facility even though the results of the PIA request showed it was her idea to have DRP evaluate HFP as a site for a rowing facility.
  - f. On May 10, 2022, County Executive Steuart Pittman said he would share any proposal from a rowing club for boat storage at HFP with the public. The PIA request showed the rowing club proposal were made to the County one week later. The fact is that DPW and DPR and had been working with the rowing clubs on plans and HPHA has been denied all requests to see those plans.
  - g. HPHA believes funds earmarked for a rowing facility are being held in the boat ramp account (P457500).
  - h. The County has used funds that were earmarked for other purposes to pay for rowing facility feasibility studies and which they refuse to share this information through the PIA process.

I would like to oppose AJRs request to build rowing facilities at the HFP for the reasons related to issues and topics the County may still need to consider such as:

1. Are the actions being taken by the County regarding AJRs request in line with the Anne Arundel County Charter?
2. Are inexperienced and novice crews in a racing scull on an active and narrow waterway aware of circumstances that may put them at a significant risk for serious injury or death if a collision were to occur?
3. Will coaches, instructors, and crews adhere to the six knots per hour speed limit that controls Church Creek?
4. Have the County and AJR made an earnest attempt to talk with the Girl Scouts of Central Maryland Council regarding the establishment of a long-term lease? Have they proposed

putting funding into the existing facility to make it an ADA compliant facility that the Girl Scouts could use for their benefit too?

5. Should and have the requirements COMAR 08.19.03.01 been met for this project?
6. With regards to the "Declaration of Covenant Conditions and Restrictions" dated October 22, 2003, that apply to HFP I have the following questions:
  - a. Have the requirements of Anne Arundel County Code, Article 21, Section 2-317 been met?
  - b. Have the requirements of the State of Maryland Forest Conservation Act been met?
  - c. Have the requirements of the Md. Code Anno., Natural Resources Article, Section 5-1601, et seq. been met?
  - d. Have the requirements of COMAR 08.19.05.02 been met?
7. In addition, a portion of the Conservation Property is located within the "Critical Area" as defined in Article 21, Title 2 of the Anne Arundel County Code and the State of Maryland Chesapeake Bay Critical Area Law frequently referred to as the "Critical Area Act." The DCCR states specifically that:
  1. No construction or alteration of residential, commercial, industrial, or other structures of any kind will be placed or erected upon the Conservation Property or any use in connection therewith shall be made of the Conservation Property, except for water dependent structures approved by the County.
  2. No cutting or removing of vegetation or grading, filling or other activities shall be permitted upon the Conservation Property except for those activities necessary for construction of water dependent facilities and approved by the County. Any and all activities upon the Conservation Property shall be permitted under either, as applicable, a Buffer Management Plan as required by the Critical Area Act and approved by the County, or a Forest Management Plan as required by the Forest Act and approved by the County.
  3. The general topography of the landscape of the Conservation Property shall be maintained in its present condition and no excavation or topographic changes shall be made.
8. The County has the authority to approve the installation of a water dependent structure at the HFP. However, the County does not have the authority to approve a project that would involve cutting or removing any vegetation at HFP or any grading at HFP. These activities would be required to widen the access path to the water, expand the parking lot and provide storm water management for the facility.
9. Approval of the AJR's proposal could result in a significant decrease in property values for properties on Church Creek. When I was considering the purchase of a property on Church Creek, I looked at the public documents related to the development the Homeport community. I was aware of and appreciated the "perpetual restriction" in the March 27, 2004, deed that conveyed the land to the County for HFP. I believe the AJR proposal to the County violates this "perpetual restriction."

Sincerely,

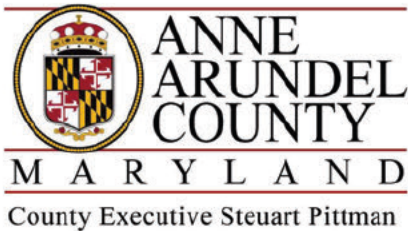


Erik B. Young



## Attachment A

The Board of Directors of the Friends of Quiet Waters Park Letter  
Position on the Proposed Paddling and Rowing Facility at Quiet Waters Park  
February 12, 2021



Department of Recreation and Parks  
1 Harry S. Truman Parkway  
Annapolis, MD 21401  
410-222-7300  
[rpevents@aacounty.org](mailto:rpevents@aacounty.org)  
<https://aarecparks.org/website>

**June 28, 2024**

## **Waterside Chat and Listening Session**

**WHO: Anne Arundel County Executive Steuart Pittman and the Department of Recreation and Parks (DRP)**

**WHAT: Homeport Farm Park - Water Access Discussion**

**WHEN: Tuesday, July 9, 2024, at 6:30 PM**

**WHERE: Homeport Farm Park: 11 Homeport Drive, Edgewater, Md 21037**

Please join County Executive Pittman and DRP for a waterside chat and listening session on Tuesday, July 9, at 6:30 p.m. at Homport Park to discuss expanding water access options at Homport Farm Park. The 25.15-acre park currently features a cartop water vessel launch and parking areas.

Due to limited seating outside, please register to reserve your waterside spot at [aarecparks.org/homeportwateraccessdiscussion](https://aarecparks.org/homeportwateraccessdiscussion). This registration also serves as the Zoom link for an online meeting in case of inclement weather.

The public will have an opportunity to provide comments during the meeting, or they can be submitted via email to [homeport-farms@aacounty.org](mailto:homeport-farms@aacounty.org) by August 6, 2024, at 6 pm.

Stay updated at <https://www.aacounty.org/recreation-parks/capital-projects> for more information.

For accommodations, contact DRP Marketing at 410-222-7582 or email [rpneid23@aacounty.org](mailto:rpneid23@aacounty.org) at least seven days before the event. TTY users, please call Maryland Relay 7-1-1.

Para servicios de interpretación de idiomas, contacte al DRP al 410-222-7582 o email [rpneid23@aacounty.org](mailto:rpneid23@aacounty.org) al menos siete días antes del evento.

Attachment B

Annapolis Junior Rowing Association

Request for Anne Arundel County Recreation & Parks Department to Support  
Youth Rowing at Homeport Farm Park

on behalf of Annapolis Junior Rowing Association

July 25, 2022



**Request for Anne Arundel County Recreation & Parks Department  
to Support Youth Rowing at Homeport Farm Park  
on behalf of Annapolis Junior Rowing Association**

July 25, 2022

**I. Summary of request**

Annapolis Junior Rowing Association ("AJR") respectfully requests that Anne Arundel County Recreation & Parks Department provide boat storage access and certain associated amenities at Homeport Farm Park to support youth rowing in Anne Arundel County ("the County"). Components of this request would benefit not only youth rowers but also the general public and would enable AJR to support adaptive rowing for youth, which is not currently available in the County.<sup>1</sup>

**II. Annapolis Junior Rowing Association**

AJR is a 501(c)(3) corporation affiliated with U.S. Rowing and is the only youth rowing organization in Anne Arundel County. There is no school, private or public, or any other organization that supports organized youth rowing in the County. AJR is a volunteer, parent-run organization currently serving 65+ rowers from across the County. It is open to students from 8th through 12th grades and offers scholarship assistance for rowers with financial need. Approximately 70% of AJR rowers are students in Anne Arundel County Public Schools and nearly all of these students go on to college or to serve in the U.S. Armed Forces. These youth rowers participate in local, regional, and national competitions where they meet other athletes and gain exposure for college recruiting. Many County youth rowers go on to row for their chosen colleges, several with scholarships.

AJR's mission is to use rowing as a vehicle to:

- teach responsibility, self-discipline, sportsmanship, and teamwork,
- Build self-esteem,
- Encourage physical fitness, and
- Pursue excellence in area youth

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<sup>1</sup> AJR submits this request on its own behalf as approved by its elected Board. While AJR shares many of the same goals and values of other rowing organizations, this request is submitted by AJR alone and is not made on behalf of or in collaboration with any other organization.

### **III. AJR needs a permanent home**

Since 2010 AJR has rowed out of Camp Woodlands, which is owned by the Girl Scouts of Central Maryland ("Girl Scouts") and located on Riva Road in Annapolis.

Starting in 2019, the Girl Scouts have been unwilling to enter into leases with AJR longer than 12 months in duration at least in part due to its own planned capital improvements. Notably, under the terms of the lease arrangement with the Girl Scouts, AJR cannot make improvements to the facility to provide access to rowers with disabilities and expand its program to include adaptive rowing.

As a result, AJR operates on a year to year basis as there is no other facility in Anne Arundel County that accommodates youth rowing. Should the Girl Scouts decide not to renew AJR's lease, even temporarily, approximately 65 County youth would lose access to their chosen sport. This translates not only into a loss of a supportive community and activity with physical and mental benefits, but a loss of tangible scholarship opportunities for County youth.

### **IV. What a permanent AJR home requires**

In order to continue to run AJR's youth rowing program at a new site, it requests the County provide the following:

1) Two floating docks with ramps and a bulkhead

These amenities would be available for public use outside of designated rowing practice times. AJR is willing to donate its own floating dock and ramps to the County.

2) A graded area near the water to locate a semi-permanent AJR structure

This structure would house AJR rowing shells and associated equipment and would be provided by AJR. This area would measure approximately 80'L and 45'W and be within walking distance of the boat ramps and does not need to be located directly on the waterfront. It would provide storage for 20-30 AJR rowing shells of up to 65 feet in length, oars, boat replacement parts and tools, rowing machines, and a golf cart.

3) An appropriately graded walkway/path from the parking area to the boat ramp

This would enable all individuals, including those with disabilities, to access the water.



4) Covered Public Meeting Pavilion

A covered meeting pavilion - poured concrete with a roof capable of sheltering approximately 10 picnic tables - would provide the team a place to gather during practices, particularly when there are poor weather conditions. The vast majority of the time, including on most weekends, this pavilion would be available for public use.

5) Parking

AJR requires approximately 30-40 parking spots to support AJR's program. Many AJR rowers carpool to practice from local high schools and some are dropped off by parents. A parking spot is not required for each AJR rower/family. This parking lot could be permeable - grass or gravel - in order to comply with any necessary rules for locating facilities in the Critical Area.

6) Restrooms

AJR would require at least 2 restrooms with shower facilities. This would require running water, electricity, and a fan. These restrooms should be locked to the public during AJR practice times with keycode access for rowers. Outside of practice times, these facilities could be utilized by the general public. AJR would be responsible for cleaning and upkeep of restrooms with supplies provided by the County.

7) Metered electric and fresh water

AJR requires metered electric and fresh water lines to be run to the covered pavilion, restrooms, AJR's semi-permanent storage and maintenance structure, and the bulkhead and dock.

No motorized boats would be stored at this location.

**V. Why Homeport Farm Park would be an ideal location**

Homeport Farm Park would make an ideal permanent home for AJR. Unlike other locations currently under consideration by the County, Homeport Farm Park is both centrally located and is in an area which does not have excessive motorized boat traffic.

AJR rowers come from all parts of the County, but the majority of AJR rowers live in proximity to nearby Annapolis and attend Annapolis, South River, and Severna Park public high schools. Rowing is a time intensive sport and siting AJR's new home at a location other than Homeport Farm Park, which is in close proximity to AJR's current

home at Camp Woodlands, could make continued participation in AJR logistically impossible for some AJR families.

More importantly, Homeport Farm Park sees relatively less motorized boat traffic than other locations that the County is considering as possible sites to increase water access. This access to calm rowing waters is critical to the safety of AJR youth rowers. Some of AJR's rowers are as young as 13 and new to rowing, and launching boats in a heavily trafficked part of a river or next to a public motorized boat launch could create safety issues.

AJR has reviewed the March 2004 deed granting the County Homeport Farm Park for a waterfront park and understands that this ~~grant is subject to certain restrictions~~. AJR's proposed use of Homeport Farm Park does not violate those restrictions.

AJR is a good neighbor and its rowers and families regularly engage in cleanup activities at Camp Woodlands. AJR's schedule is limited, and during the fall and spring we practice from approximately 4:30 to 7:30pm. There are no outdoor practices in the winter months. During the summer, AJR offers morning practices as well as Learn-to-Row sessions. AJR is happy to work with the Homeport Farm Homeowners Association to make reasonable adjustments to its schedule and operations where possible to minimize the impact of locating AJR at Homeport Farm Park to their residents' enjoyment of their homes.

## **VI. Conclusion**

AJR would like to share access to the water at Homeport Farm Park with paddlers and the general public. AJR is aware of the debate surrounding siting a boathouse at Homeport Farm Park. AJR believes that siting AJR at this location with its modest storage and parking needs and limited schedule as well as proposing amenities which would benefit the general public would be an ideal compromise for parties involved.

Lack of a permanent home is AJR's biggest risk as an organization. Should the Girl Scouts choose not to renew AJR's lease, approximately 65 Anne Arundel County youth rowers who have invested time and commitment to rowing would lose the ability to row. In addition, even a continuation of the present state presents issues as AJR is unable to make improvements to Camp Woodlands to fully support athletes with disabilities and provide support for adaptive rowing. AJR is committed to inclusion and expanding to meet the needs of youth adaptive rowing, something the County currently lacks.

AJR looks forward to a dialogue with the County, Homeport Farm residents, and members of the paddling Community on this request.

## Attachment C

Photo of existing watercraft storage rack at  
Homeport Farm Park





Attachment D

“Declaration of Covenant Conditions and Restrictions”

October 22, 2003



DECLARATION OF COVENANTS  
CONDITIONS AND RESTRICTIONS  
Homeport Farm (On Site)

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, is made this 22 day of October, 2003, by Homeport Farm, LLLP, a Maryland limited liability limited partnership, (formerly known as Homeport Farm LP) and Homeport Farm No. 1 LLC (hereinafter individually or collectively called the "Declarant") to ANNE ARUNDEL COUNTY, MARYLAND (hereinafter called the "County") in order to create a conservation property.

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WHEREAS, the Declarant is the owner of a tract or parcel of land, containing eighty and three hundred forty one thousandths (80.341) acres of land, more or less, which is more particularly described in a deed from Homeport Farm, LLLP, a Maryland limited liability limited partnership, (formerly known as Homeport Farm LP) to Homeport Farm No. 1 LLC, a Maryland limited liability company, dated April 7, 2003 and recorded among the land records of Anne Arundel County in Liber 13140 Folio 780 and which is more particularly described in a deed from Hunting Davis, Leslie D. Paxton, Hunting Davis Jr., Ward H. Davis, Derek H. Davis, Leslie D. Paxton as Custodian for Alexandra Marie Paxton, Leslie D. Paxton as Custodian for Eben Hays Paxton, Hunting Davis, Jr. as Custodian for Keely Davis and Hunting Davis, Jr. as Custodian for Hunting Davis, III, to Homeport Farm Limited Partnership, a Maryland limited partnership, dated February 12, 1981 and recorded among the land records of Anne Arundel County in Liber 3390 Folio 806 of which twenty four and eighty seven hundredths (24.87) acres are more particularly shown on Exhibit #1 and described in Exhibits 'A' and 'B', attached hereto and made a part hereto as "Conservation Property" and the subject of the covenants, conditions and restrictions set forth below; and

WHEREAS, a portion of the Conservation Property is located in Anne Arundel County, outside of the Chesapeake Bay Critical Area, and is subject to *Anne Arundel County Code*, Article 21, Section 2-317 and to the State of Maryland Forest Conservation Act found in Md. Code Anno., Natural Resources Article, Section 5-1601, et seq. and COMAR 08.19.05.02 (hereinafter called the "Forest Act"); and

WHEREAS, another portion of the Conservation Property is located within the Critical Area as defined in Article 21, Title 2 of the Anne Arundel County Code and the State of Maryland Chesapeake Bay Critical Area law found in MD CODE ANN., NAT.RES. §8-1801 (hereinafter called the "Critical Area Act").

WHEREAS, the creation of the Conservation Property will benefit the citizens of the County and, therefore, the Declarant desires to grant the County the right to enforce the covenants, conditions and restrictions for the Conservation Property established under this Declaration.

NOW, THEREFORE, WITNESSETH: In consideration of the premises and the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the Declarant does hereby establish the covenants, conditions and restrictions hereafter set forth to create a conservation property of the nature and character and to the extent hereafter expressed to be and constitute a servitude upon the Conservation Property, which estate, interest, property and servitude will result from the restrictions hereby imposed upon the use of the Conservation Property of the Declarant and to that end of the purpose of accomplishing the intent hereof, the Declarant covenants on behalf of themselves, their personal representatives, legal representatives, successors and assigns, as applicable, to do so and refrain from doing

upon the Conservation Property, the various acts hereinafter mentioned, it being hereby agreed and expressed that the doing and the refraining from said act, and each thereof, upon the Conservation Property, is and will be for the benefit of the Declarant and the County.

The restrictions hereby imposed upon the Conservation Property and the acts which the Declarant so covenants to do and refrain from doing upon the Conservation Property in connection therewith are as follows:

1. No construction or alteration of residential, commercial, industrial, or other structures of any kind will be placed or erected upon the Conservation Property or any use in connection therewith shall be made of the Conservation Property, except for water dependent structures approved by the County.

2. No cutting or removing of vegetation or grading, filling or other activities shall be permitted upon the Conservation Property except for those activities necessary for construction of water dependent facilities and approved by the County. Any and all activities upon the Conservation Property shall only be permitted under either, as applicable, a Buffer Management Plan as required by the Critical Area Act and approved by the County or a Forest Management Plan as required by the Forest Act and approved by the County.

3. The general topography of the landscape of the Conservation Property shall be maintained in its present condition and no excavation or topographic changes shall be made.

TO HAVE AND TO HOLD unto the County, its successors, legal representatives, and assigns, forever, subject, however, to the right of the County to terminate such estate, interest, property and servitude hereby granted upon written approval by the Chesapeake Bay Critical Area Commission (for that portion of the Conservation Property subject to the Critical Area Act) and the execution of an instrument and recordation thereof among the Land Records of Anne Arundel County, Maryland declaring that the estate, interest, easements and servitude created under this Declaration is terminated and no longer in force and effect.

The County is hereby granted the right to enforce this Declaration and the covenants, conditions and restrictions set forth herein.

[SIGNATURE PAGES TO FOLLOW]

WITNESS the hand and seal of the Declarants on the day hereinafter first written.

ATTEST:

Homeport Farm, LLLP and  
Homeport Farm No. 1, LLC

Margaret Davis  
Witness

Derek H. Davis  
By: Derek H. Davis (General Partner and Member)

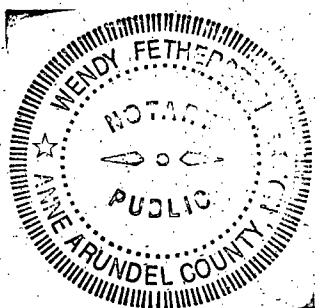
STATE OF MARYLAND, COUNTY OF Anne Arundel, to wit:

I HEREBY CERTIFY, that on this 22<sup>nd</sup> day of September, 2003, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Derek H. Davis who acknowledged himself to be the General Partner and Member and that he, as such General Partner and Member, being authorized so to do, executed, the foregoing instrument for the purpose therein contained by signing the name of himself as General Partner and Member.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Wendy Fetherston  
NOTARY PUBLIC

NOTARY SEAL



My Commissions expires:

8/1/2006

Mr. Dan  
Witness

Marie A. Davis  
Marie A. Davis  
(Life Tenant)

STATE OF MARYLAND, COUNTY OF ARUNDEL, to wit:

I HEREBY CERTIFY, that on this 17 day of September, 2003, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Marie A. Davis who acknowledged herself to be the Life Tenant and that she, as such Life Tenant being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of herself as Life Tenant.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Rochelle Spin  
NOTARY PUBLIC

NOTARY SEAL

My Commissions expires: 7/16/2007

By:  
Anne Arundel County, MD;

APPROVED AND ACCEPTED THIS  
\_\_\_\_ DAY OF \_\_\_\_\_, 2003

ATTEST:

Mrs. E. Anderson

Robert L. Walker

Robert L. Walker, Land Use & Environment  
Officer  
for Janet S. Owens, County Executive

STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL, to wit:

I HEREBY CERTIFY that on this 13 day of October, 2003, before me,  
the subscriber, a Notary Public in and for this State and County, personally appeared Robert L.  
Walker, Land Use & Environment Officer, who has been duly authorized to represent Janet S.  
Owens, County Executive of Anne Arundel County, Maryland, and that he acknowledged that  
he has been authorized to execute this Agreement for the purposes herein contained.

WITNESS my hand and official seal.

Mrs. E. Anderson  
NOTARY PUBLIC

My Commission expires: 8-1-07

Approved for form and legal sufficiency.

Office of Law

10/8/03  
Date

W.O. #04-02-039A  
July 7, 2003

BOOK **13957** PAGE **092**

**“EXHIBIT A”**

**DESCRIPTION OF  
CONSERVATION PROPERTY “CP-1”  
HOMEPORT FARM NO. 1, LLC  
LIBER 13140, FOLIO 780  
SECOND TAX DISTRICT  
ANNE ARUNDEL COUNTY, MARYLAND  
TAX ACCOUNT NO. 2-000-90217356**

All of Conservation Property “CP-1” containing 55,908 square feet or 1.28 acres of land, more or less.

All as shown on Plat No. 2, labeled “Exhibit B” attached hereto and intended to be recorded herewith.

**BEING** all of that parcel of land which by Deed dated April 7, 2003 was granted and conveyed by Homeport Farm, LLLP (formerly known as Homeport Farm, LP) to Homeport Farm No. 1, LLC, recorded among the Land Records of Anne Arundel County, Maryland in Liber 13140 at Folio 780.

RNT  
\\DELL4400\PROJECTS\Homeport Farm\0402039A\DESC\Conservation Property Cp-1.DOC



W.O. #04-02-039A  
July 7, 2003

**“EXHIBIT A”**

**DESCRIPTION OF  
CONSERVATION PROPERTY “CP-2”  
HOMEPORT FARM, LLLP  
LIBER 3390, FOLIO 806  
SECOND TAX DISTRICT  
ANNE ARUNDEL COUNTY, MARYLAND  
TAX ACCOUNT NO. 2-000-90030455**

All of Conservation Property “CP-2” containing 318,367 square feet or 7.31 acres of land, more or less.

All as shown on Plat No. 2 through 5, labeled “Exhibit B” attached hereto and intended to be recorded herewith.

**BEING** all of that parcel of land which by Deed dated February 12, 1981 was granted and conveyed by Hunting Davis, et al to Homeport Farm, LLLP (formerly known as Homeport Farm, LP), recorded among the Land Records of Anne Arundel County, Maryland in Liber 3390 at Folio 806.

W.O. #04-02-039A  
July 7, 2003

**“EXHIBIT A”**

**DESCRIPTION OF  
CONSERVATION PROPERTY “CP-3”  
HOMEPORT FARM, LLLP  
LIBER 3390, FOLIO 806  
HOMEPORT FARM NO. 1, LLC  
LIBER 13140, FOLIO 780  
SECOND TAX DISTRICT  
ANNE ARUNDEL COUNTY, MARYLAND  
TAX ACCOUNT NO. 2-000-90030455  
TAX ACCOUNT NO. 2-000-90217356**

All of Conservation Property “CP-3” containing 334,347 square feet or 7.68 acres of land, more or less.

All as shown on Plat No. 5 through 7, labeled “Exhibit B” attached hereto and intended to be recorded herewith.

**BEING** all of that parcel of land which by Deed dated February 12, 1981 was granted and conveyed by Hunting Davis, et al to Homeport Farm Limited Partnership, recorded among the Land Records of Anne Arundel County, Maryland in Liber 3390 at Folio 806.

**BEING** all of that parcel of land which by Deed dated April 7, 2003 was granted and conveyed by Homeport Farm, LLLP (formerly known as Homeport Farm, LP) to Homeport Farm No. 1, LLC, recorded among the Land Records of Anne Arundel County, Maryland in Liber 13140 at Folio 780.

W.O. #04-02-039A  
July 7, 2003

BOOK 13957 PAGE 095

**“EXHIBIT A”**

**DESCRIPTION OF  
CONSERVATION PROPERTY “CP-4”  
HOMEPORT FARM NO. 1, LLC  
LIBER 13140, FOLIO 780  
SECOND TAX DISTRICT  
ANNE ARUNDEL COUNTY, MARYLAND  
TAX ACCOUNT NO. 2-000-90217356**

All of Conservation Property “CP-4” containing 1,446 square feet or 0.03 acres of land, more or less.

All as shown on Plat No. 7A, labeled “Exhibit B” attached hereto and intended to be recorded herewith.

**BEING** all of that parcel of land which by Deed dated April 7, 2003 was granted and conveyed by Homeport Farm, LLLP (formerly known as Homeport Farm, LP) to Homeport Farm No. 1, LLC, recorded among the Land Records of Anne Arundel County, Maryland in Liber 13140 at Folio 780.

W.O. #04-02-039A  
June 20, 2003

**“EXHIBIT A”**

**DESCRIPTION OF  
CONSERVATION PROPERTY “CP-5”  
HOMEPORT FARM NO. 1, LLC  
LIBER 13140, FOLIO 780  
SECOND TAX DISTRICT  
ANNE ARUNDEL COUNTY, MARYLAND  
TAX ACCOUNT NO. 2-000-90217356**

All of Conservation Property “CP-5” containing 3,180 square feet or 0.07 acres of land, more or less.

All as shown on Plat No. 7A, labeled “Exhibit B” attached hereto and intended to be recorded herewith.

**BEING** all of that parcel of land which by Deed dated April 7, 2003 was granted and conveyed by Homeport Farm, LLLP (formerly known as Homeport Farm, LP) to Homeport Farm No. 1, LLC, recorded among the Land Records of Anne Arundel County, Maryland in Liber 13140 at Folio 780.

W.O. #04-02-039A  
July 7, 2003

BOOK 13957 PAGE 097

**“EXHIBIT A”**

**DESCRIPTION OF  
CONSERVATION PROPERTY “CP-6”  
HOMEPORT FARM NO. 1, LLC  
LIBER 13140, FOLIO 780  
SECOND TAX DISTRICT  
ANNE ARUNDEL COUNTY, MARYLAND  
TAX ACCOUNT NO. 2-000-90217356**

All of Conservation Property “CP-6” containing 11,630 square feet or 0.27 acres of land, more or less.

All as shown on Plat No. 7, labeled “Exhibit B” attached hereto and intended to be recorded herewith.

**BEING** all of that parcel of land which by Deed dated April 7, 2003 was granted and conveyed by Homeport Farm, LLLP (formerly known as Homeport Farm, LP) to Homeport Farm No. 1, LLC, recorded among the Land Records of Anne Arundel County, Maryland in Liber 13140 at Folio 780.

W.O. #04-02-039A  
July 7, 2003

BOOK 13957 PAGE 098

**“EXHIBIT A”**

**DESCRIPTION OF  
CONSERVATION PROPERTY “CP-7”  
HOMEPORT FARM NO. 1, LLC  
LIBER 13140, FOLIO 780  
SECOND TAX DISTRICT  
ANNE ARUNDEL COUNTY, MARYLAND  
TAX ACCOUNT NO. 2-000-90217356**

All of Conservation Property “CP-7” containing 617 square feet or 0.01 acres of land, more or less.

All as shown on Plat No. 7B, labeled “Exhibit B” attached hereto and intended to be recorded herewith.

BEING all of that parcel of land which by Deed dated April 7, 2003 was granted and conveyed by Homeport Farm, LLLP (formerly known as Homeport Farm, LP) to Homeport Farm No. 1, LLC, recorded among the Land Records of Anne Arundel County, Maryland in Liber 13140 at Folio 780.

W.O. #04-02-039A  
July 7, 2003

BOOK 13957 PAGE 099

**“EXHIBIT A”**

**DESCRIPTION OF  
CONSERVATION PROPERTY “CP-8”  
HOMEPORT FARM NO. 1, LLC  
LIBER 13140, FOLIO 780  
SECOND TAX DISTRICT  
ANNE ARUNDEL COUNTY, MARYLAND  
TAX ACCOUNT NO. 2-000-90217356**

All of Conservation Property “CP-8” containing 1,811 square feet or 0.04 acres of land, more or less.

All as shown on Plat No. 7B, labeled “Exhibit B” attached hereto and intended to be recorded herewith.

**BEING** all of that parcel of land which by Deed dated April 7, 2003 was granted and conveyed by Homeport Farm, LLLP (formerly known as Homeport Farm, LP) to Homeport Farm No. 1, LLC, recorded among the Land Records of Anne Arundel County, Maryland in Liber 13140 at Folio 780.

W.O. #04-02-039A  
July 7, 2003

**“EXHIBIT A”**

**DESCRIPTION OF  
CONSERVATION PROPERTY “CP-9”  
HOMEPORT FARM NO. 1, LLC  
LIBER 13140, FOLIO 780  
SECOND TAX DISTRICT  
ANNE ARUNDEL COUNTY, MARYLAND  
TAX ACCOUNT NO. 2-000-90217356**

All of Conservation Property “CP-9” containing 1,402 square feet or 0.03 acres of land, more or less.

All as shown on Plat No. 7B, labeled “Exhibit B” attached hereto and intended to be recorded herewith.

**BEING** all of that parcel of land which by Deed dated April 7, 2003 was granted and conveyed by Homeport Farm, LLLP (formerly known as Homeport Farm, LP) to Homeport Farm No. 1, LLC, recorded among the Land Records of Anne Arundel County, Maryland in Liber 13140 at Folio 780.



W.O. #04-02-039A  
July 7, 2003

**“EXHIBIT A”**

**DESCRIPTION OF  
CONSERVATION PROPERTY “CP-10”  
HOMEPORT FARM NO. 1, LLC  
LIBER 13140, FOLIO 780  
SECOND TAX DISTRICT  
ANNE ARUNDEL COUNTY, MARYLAND  
TAX ACCOUNT NO. 2-000-90217356**

All of Conservation Property “CP-10” containing 2,784 square feet or 0.06 acres of land, more or less.

All as shown on Plat No. 7B, labeled “Exhibit B” attached hereto and intended to be recorded herewith.

**BEING** all of that parcel of land which by Deed dated April 7, 2003 was granted and conveyed by Homeport Farm, LLLP (formerly known as Homeport Farm, LP) to Homeport Farm No. 1, LLC, recorded among the Land Records of Anne Arundel County, Maryland in Liber 13140 at Folio 780.

W.O. #04-02-039A  
June 20, 2003

**“EXHIBIT A”**

**DESCRIPTION OF  
CONSERVATION PROPERTY “CP-11”  
HOMEPORT FARM NO. 1, LLC  
LIBER 13140, FOLIO 780  
SECOND TAX DISTRICT  
ANNE ARUNDEL COUNTY, MARYLAND  
TAX ACCOUNT NO. 2-000-90217356**

All of Conservation Property “CP-11” containing 122,276 square feet or 2.81 acres of land, more or less.

All as shown on Plat No. 7 and 8, labeled “Exhibit B” attached hereto and intended to be recorded herewith.

**BEING** all of that parcel of land which by Deed dated April 7, 2003 was granted and conveyed by Homeport Farm, LLLP (formerly known as Homeport Farm, LP) to Homeport Farm No. 1, LLC, recorded among the Land Records of Anne Arundel County, Maryland in Liber 13140 at Folio 780.

W.O. #04-02-039A  
July 7, 2003

BOOK 13957 PAGE 103

**“EXHIBIT A”**

**DESCRIPTION OF  
CONSERVATION PROPERTY “CP-12”  
HOMEPORT FARM NO. 1, LLC  
LIBER 13140, FOLIO 780  
SECOND TAX DISTRICT  
ANNE ARUNDEL COUNTY, MARYLAND  
TAX ACCOUNT NO. 2-000-90217356**

All of Conservation Property “CP-12” containing 8,360 square feet or 0.19 acres of land, more or less.

All as shown on Plat No. 9, labeled “Exhibit B” attached hereto and intended to be recorded herewith.

**BEING** all of that parcel of land which by Deed dated April 7, 2003 was granted and conveyed by Homeport Farm, LLLP (formerly known as Homeport Farm, LP) to Homeport Farm No. 1, LLC, recorded among the Land Records of Anne Arundel County, Maryland in Liber 13140 at Folio 780.

W.O. #04-02-039A  
July 7, 2003

**“EXHIBIT A”**

**DESCRIPTION OF  
CONSERVATION PROPERTY “CP-A”  
HOMEPORT FARM NO. 1, LLC  
LIBER 13140, FOLIO 780  
SECOND TAX DISTRICT  
ANNE ARUNDEL COUNTY, MARYLAND  
TAX ACCOUNT NO. 2-000-90217356**

All of Conservation Property “CP-A” containing 3,678 square feet or 0.08 acres of land, more or less.

All as shown on Plat No. 2, labeled “Exhibit B” attached hereto and intended to be recorded herewith.

BEING all of that parcel of land which by Deed dated April 7, 2003 was granted and conveyed by Homeport Farm, LLLP (formerly known as Homeport Farm, LP) to Homeport Farm No. 1, LLC, recorded among the Land Records of Anne Arundel County, Maryland in Liber 13140 at Folio 780.

W.O. #04-02-039A  
July 7, 2003

BOOK 13957 PAGE 105

**"EXHIBIT A"**

**DESCRIPTION OF  
CONSERVATION PROPERTY "CP-B"  
HOMEPORT FARM NO. 1, LLC  
LIBER 13140, FOLIO 780  
SECOND TAX DISTRICT  
ANNE ARUNDEL COUNTY, MARYLAND  
TAX ACCOUNT NO. 2-000-90217356**

All of Conservation Property "CP-B" containing 137,910 square feet or 3.17 acres of land, more or less.

All as shown on Plat No. 10 through 12, labeled "Exhibit B" attached hereto and intended to be recorded herewith.

**BEING** all of that parcel of land which by Deed dated April 7, 2003 was granted and conveyed by Homeport Farm, LLLP (formerly known as Homeport Farm, LP) to Homeport Farm No. 1, LLC, recorded among the Land Records of Anne Arundel County, Maryland in Liber 13140 at Folio 780.

W.O. #04-02-039A  
July 7, 2003

**“EXHIBIT A”**

**DESCRIPTION OF  
CONSERVATION PROPERTY “CP-C”  
HOMEPORT FARM NO. 1, LLC  
LIBER 13140, FOLIO 780  
SECOND TAX DISTRICT  
ANNE ARUNDEL COUNTY, MARYLAND  
TAX ACCOUNT NO. 2-000-90217356**

All of Conservation Property “CP-C” containing 10,678 square feet or 0.25 acres of land, more or less.

All as shown on Plat No. 11, labeled “Exhibit B” attached hereto and intended to be recorded herewith.

**BEING** all of that parcel of land which by Deed dated April 7, 2003 was granted and conveyed by Homeport Farm, LLLP (formerly known as Homeport Farm, LP) to Homeport Farm No. 1, LLC, recorded among the Land Records of Anne Arundel County, Maryland in Liber 13140 at Folio 780.

W.O. #04-02-039A  
July 7, 2003

**“EXHIBIT A”**

**DESCRIPTION OF  
CONSERVATION PROPERTY “CP-D”  
HOMEPORT FARM NO. 1, LLC  
LIBER 13140, FOLIO 780  
SECOND TAX DISTRICT  
ANNE ARUNDEL COUNTY, MARYLAND  
TAX ACCOUNT NO. 2-000-90217356**

All of Conservation Property “CP-D” containing 69,363 square feet or 1.59 acres of land, more or less.

All as shown on Plat No. 10 through 12, labeled “Exhibit B” attached hereto and intended to be recorded herewith.

**BEING** all of that parcel of land which by Deed dated April 7, 2003 was granted and conveyed by Homeport Farm, LLLP (formerly known as Homeport Farm, LP) to Homeport Farm No. 1, LLC, recorded among the Land Records of Anne Arundel County, Maryland in Liber 13140 at Folio 780.





LAKE SHORE DRIVE

BANCROFT DRIVE

LOT 68

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RECREATION AREA

WILELINOR ESTATES  
P.B.22, PG. 27, PLAT NO.1141  
T.M.51 BLK.14 P.142

P.O.B.  
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N473750

FOR CONTINUATION SEE PLAT 3

SOLOMONS ISLAND ROAD  
(MARYLAND ROUTE 2)  
S.R.C. PLAT NO. 51149  
LIBER 5233, FOLIO 634

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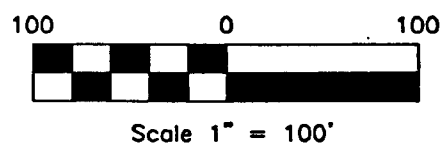
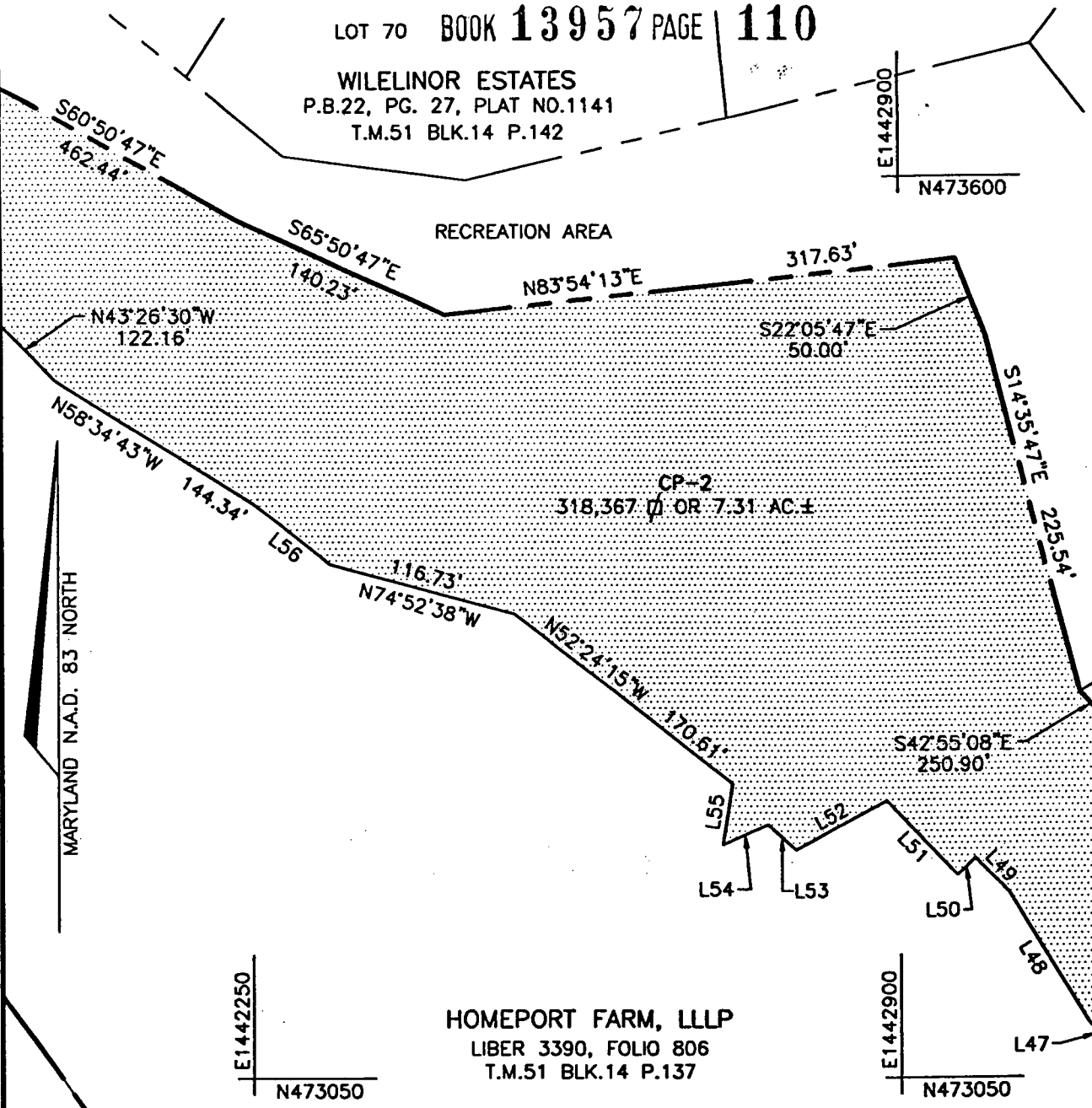
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ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) RPD 13957, p. 0110, MSA\_CE59\_14301. Date available 04/05/2004. Printed 05/13/2022.

WILELINOR ESTATES  
P.B.22, PG. 27, PLAT NO.1141  
T.M.51 BLK.14 P.142

FOR CONTINUATION SEE PLAT 2

FOR CONTINUATION SEE PLAT 4



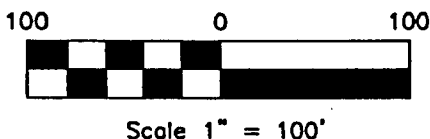
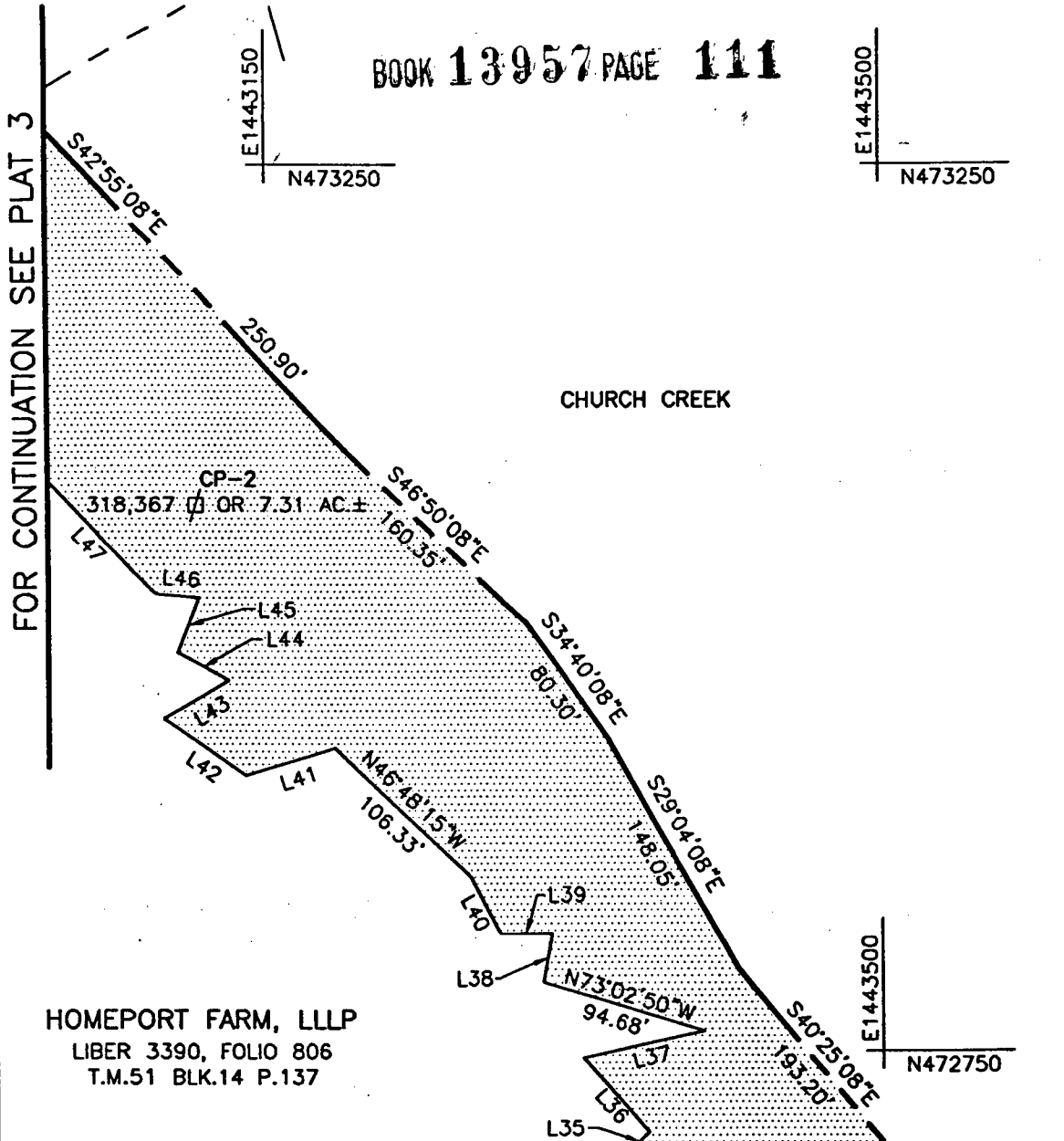
NOTE:  
SEE PLAT 13 FOR LINE  
AND CURVE TABLES

**TERRAIN, INC.**  
**LAND ENGINEERING & DEVELOPMENT SERVICES**  
106 OLD SOLOMON'S ISLAND ROAD  
ANNAPOLIS, MARYLAND 21401  
(410) 266-1100 FAX (410) 266-0129

**LEGEND**  
--- PROPERTY LINE  
[Stippled Box] CONSERVATION PROPERTY

DRAWN BY : <u>R.N.T.</u>  CHECKED BY : <u>W.R.A.</u>  PLAT NO. : <u>3</u>  W.O.# : <u>04-02-039A</u>	CONSERVATION PROPERTY CP-2 HOMEPORT FARM, LLLP T.M.51 BLK.14 P.137	SCALE : <u>1" = 100'</u>	REVISIONS	
		DATE : <u>JUNE 16, 2003</u>	DATE	BY
2ND TAX DISTRICT ANNE ARUNDEL CO., MD.		"EXHIBIT B"		

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) RPD 13957, p. 0111, MSA\_CE59\_14301. Date available 04/05/2004. Printed 05/13/2022.

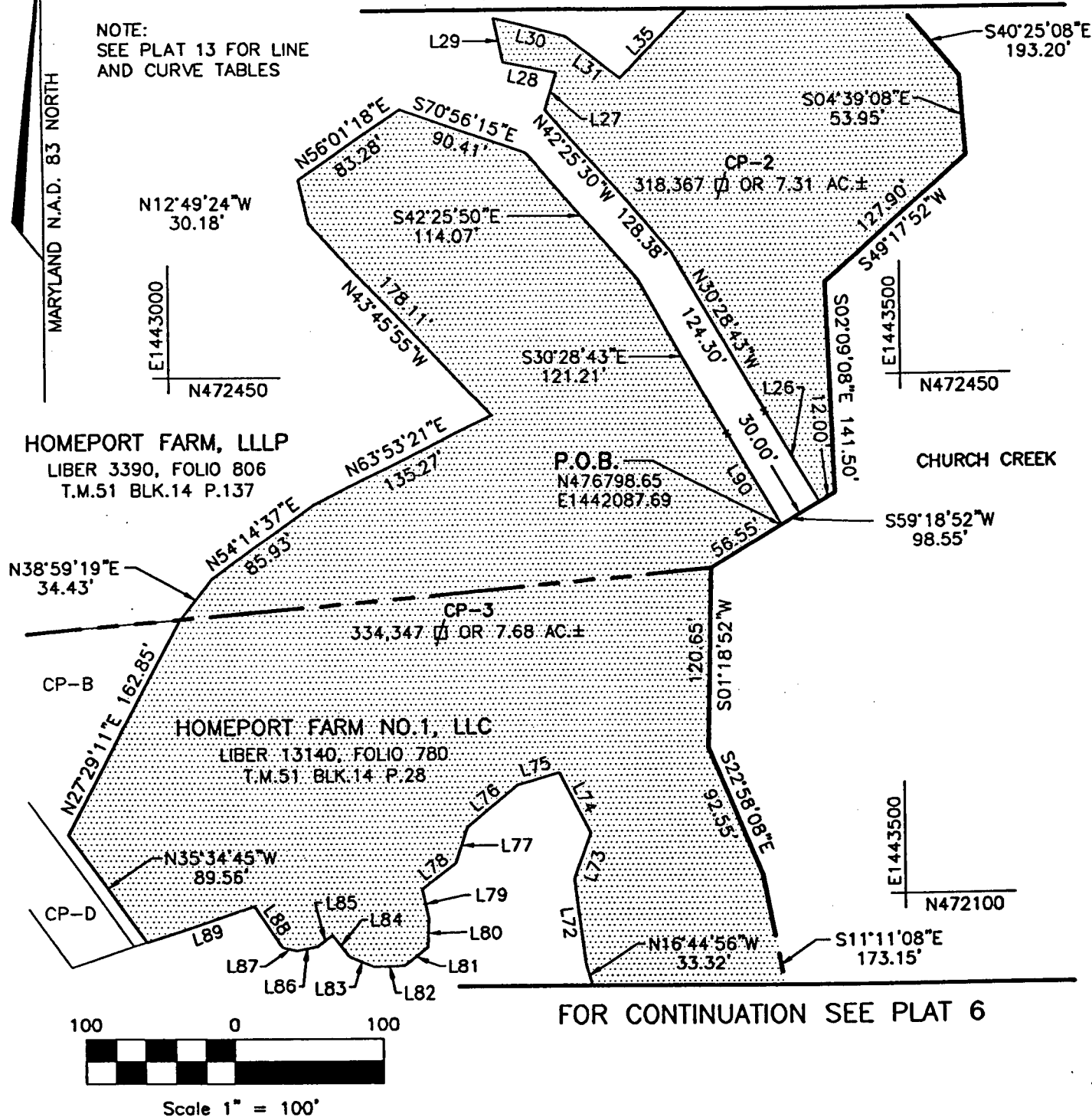


**TERRAIN, INC.**  
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106 OLD SOLOMON'S ISLAND ROAD  
ANNAPOLIS, MARYLAND 21401  
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**LEGEND**  
--- PROPERTY LINE  
[Hatched Box] CONSERVATION PROPERTY

DRAWN BY : <u>R.N.T.</u> CHECKED BY : <u>W.R.A.</u> PLAT NO. : <u>4</u> W.O.# : <u>04-02-039A</u>	CONSERVATION PROPERTY CP-2 HOMEPORT FARM, LLLP T.M.51 BLK.14 P.137	SCALE : <u>1" = 100'</u> DATE : <u>JUNE 16, 2003</u>	REVISIONS	
			DATE	BY
2ND TAX DISTRICT ANNE ARUNDEL CO., MD.			"EXHIBIT B"	

NOTE:  
SEE PLAT 13 FOR LINE  
AND CURVE TABLES



# TERRAIN, INC.

LAND ENGINEERING & DEVELOPMENT SERVICES  
106 OLD SOLOMON'S ISLAND ROAD  
ANNAPOLIS, MARYLAND 21401

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FAX (410) 266-6128

## LEGEND

--- PROPERTY LINE



CONSERVATION PROPERTY

DRAWN BY : R.N.T.

CHECKED BY : W.R.A.

PLAT NO. : 5

W.O.# : 04-02-039A

CONSERVATION PROPERTIES

CP-2 AND CP-3

HOMEPORT FARM, LLLP

T.M.51 BLK.14 P.137

HOMEPORT FARM NO. 1, LLC

T.M.51 BLK.14 P.28

2ND TAX DISTRICT ANNE ARUNDEL CO., MD.

SCALE : 1" = 100'

DATE : JUNE 16, 2003

## REVISIONS

DATE	BY

"EXHIBIT B"

100 0 100



Scale 1" = 100'

MARYLAND N.A.D. 83 NORTH

HOMEPORT FARM NO.1, LLC  
LIBER 13140, FOLIO 780  
T.M.51 BLK.14 P.28

E1443000

N471500

N06°41'33"E  
75.57'N45°14'50"E  
52.27'N55°39'34"E  
55.43'N29°35'58"W  
58.92'N63°27'42"E  
61.69'

N16°44'56"W 33.32'  
S56°08'32"W 20.96'  
N30°51'06"W 29.06'  
N15°48'39"W 19.65'

N00°18'08"W  
73.52'N12°02'09"W  
63.92'N03°53'09"W  
44.72'N28°01'35"E  
114.62'N55°48'36"E  
21.86'S11°11'08"E  
173.15'

E1443500

N471900

CHURCH CREEK

E1443500

N471500

CP-3  
334,347 (7) OR 7.68 AC±

N18°15'08"W 79.51'  
N10°20'14"W 79.93'  
N74°51'39"E 38.75'

N39°43'43"W  
59.63'

S54°35'52"W  
81.35'

S09°25'08"E  
131.20'

S02°38'08"E 172.30'  
S17°58'52"W 110.90'

S08°51'08"E 144.73'  
S09°25'08"E 131.20'

S33°21'52"W  
136.20'

FOR CONTINUATION SEE PLAT 7

**TERRAIN, INC.**

LAND ENGINEERING & DEVELOPMENT SERVICES  
106 OLD SOLOMON'S ISLAND ROAD  
ANNAPOLIS, MARYLAND 21401

(410) 268-1100

FAX (410) 268-6128

DRAWN BY : R.N.T.

CHECKED BY : W.R.A.

PLAT NO. : 6

W.O.# : 04-02-039A

CONSERVATION PROPERTY CP-3  
HOMEPORT FARM NO. 1, LLC  
T.M.51 BLK.14 P.28

2ND TAX DISTRICT ANNE ARUNDEL CO., MD.

**LEGEND**

--- PROPERTY LINE



CONSERVATION PROPERTY

NOTE:  
SEE PLAT 13 FOR LINE  
AND CURVE TABLES

SCALE : 1" = 100'

DATE : JUNE 16, 2003

**REVISIONS**

DATE BY

"EXHIBIT B"



NOTE:  
SEE PLAT 13 FOR LINE  
AND CURVE TABLES

BOOK 13957 PAGE 114

FOR CONTINUATION SEE PLAT 6

HOMEPORT FARM NO.1, LLC  
LIBER 13140, FOLIO 780  
T.M.51 BLK.14 P.28

N39°43'43"W  
59.63'

N22°36'18"W  
58.81'

S31°11'08"E  
119.00'

FOR CONTINUATION SEE PLAT 8

CP-11

122,276 ± OR 2.81 AC.±

SEE PLAT 7B FOR DETAILS

CP-9

L100

CP-10

CP-8

CP-7

N62°14'08"W 107.45'

N36°10'08"W 75.22'

P.O.B.

N470884.24

E1442928.21

CP-6

11,630 ± OR 0.27 AC.±

N23°55'08"W 71.62'

CHURCH CREEK

100 0 100



Scale 1" = 100'

E1442850

N00°03'52"E  
51.30'

N470600

N11°49'08"W  
74.17'

N56°55'51"E  
97.35'

S72°09'53"E  
92.93'

S57°05'53"W  
184.27'

S64°48'52"W  
185.20'

CHURCH CREEK

N470950

CP-3  
334,347 ± OR 7.68 AC.±

S04°56'52"W  
87.85'

S12°10'08"E  
45.37'

S62°56'08"E  
70.73'

S27°39'08"E  
35.55'

SEE PLAT 7A FOR DETAILS

S37°20'52"W  
43.60'

E1443250

N470600

MARYLAND N.A.D. 83 NORTH

## TERRAIN, INC.

LAND ENGINEERING & DEVELOPMENT SERVICES  
106 OLD SOLOMON'S ISLAND ROAD  
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FAX (410) 266-6129

### LEGEND

--- PROPERTY LINE  
P.O.B. POINT OF BEGINNING



CONSERVATION PROPERTY

SCALE : 1" = 100'

DATE : JUNE 16, 2003

### REVISIONS

DATE	BY

DRAWN BY : R.N.T.

CHECKED BY : W.R.A.

PLAT NO. : 7

W.O.# : 04-02-039A

CONSERVATION PROPERTIES  
CP-3 THROUGH CP-11  
HOMEPORT FARM NO. 1, LLC  
T.M.51 BLK.14 P.28

2ND TAX DISTRICT ANNE ARUNDEL CO., MD.

"EXHIBIT B"

Drawing Path: \\Dell4400\Projects\Homeport Farm\0402039A\SURVEY\Plots\HPCP02.dwg

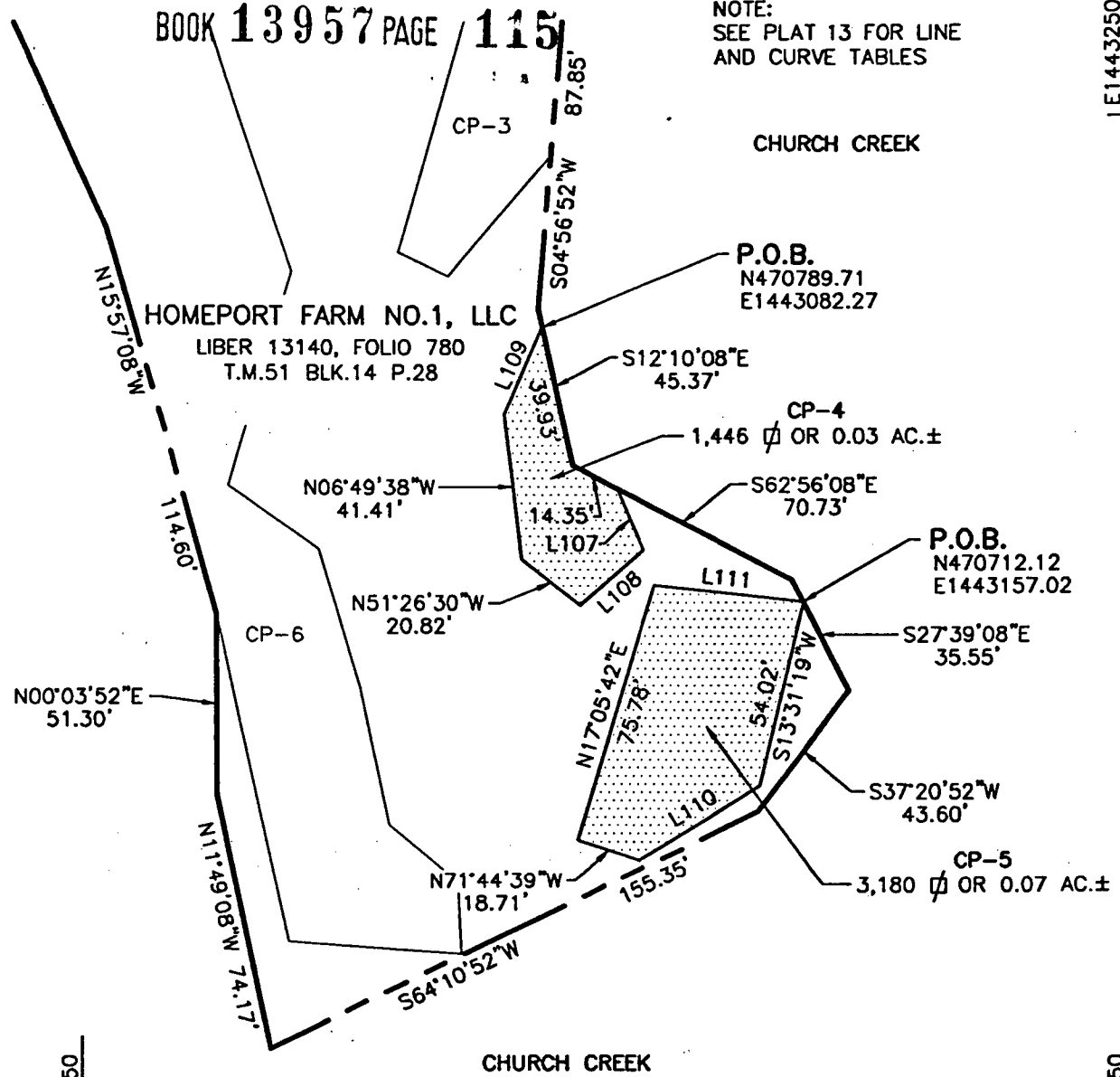
ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) RPD 13957, p. 0115, MSA\_CE59\_14301, Date available 04/05/2004. Printed 05/13/2022.

BOOK 13957 PAGE 115

NOTE:  
SEE PLAT 13 FOR LINE  
AND CURVE TABLES

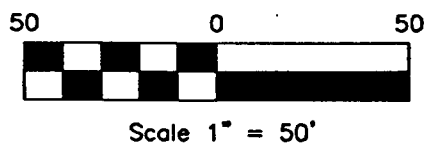
E1443250  
N475850

MARYLAND N.A.D. 83 NORTH



E1442950  
N475550

E1443250  
N475550



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**LEGEND**  
--- PROPERTY LINE  
P.O.B. POINT OF BEGINNING  
[Stippled Box] CONSERVATION PROPERTY

DRAWN BY : R.N.T.  
CHECKED BY : W.R.A.  
PLAT NO. : 7A  
W.O.# : 04-02-039A

CONSERVATION PROPERTIES  
CP-4 AND CP-5  
HOMEPORT FARM NO. 1, LLC  
T.M.51 BLK.14 P.28  
2ND TAX DISTRICT ANNE ARUNDEL CO., MD.

SCALE : 1" = 50'  
DATE : JUNE 16, 2003

REVISIONS	
DATE	BY

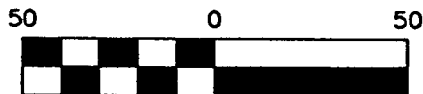
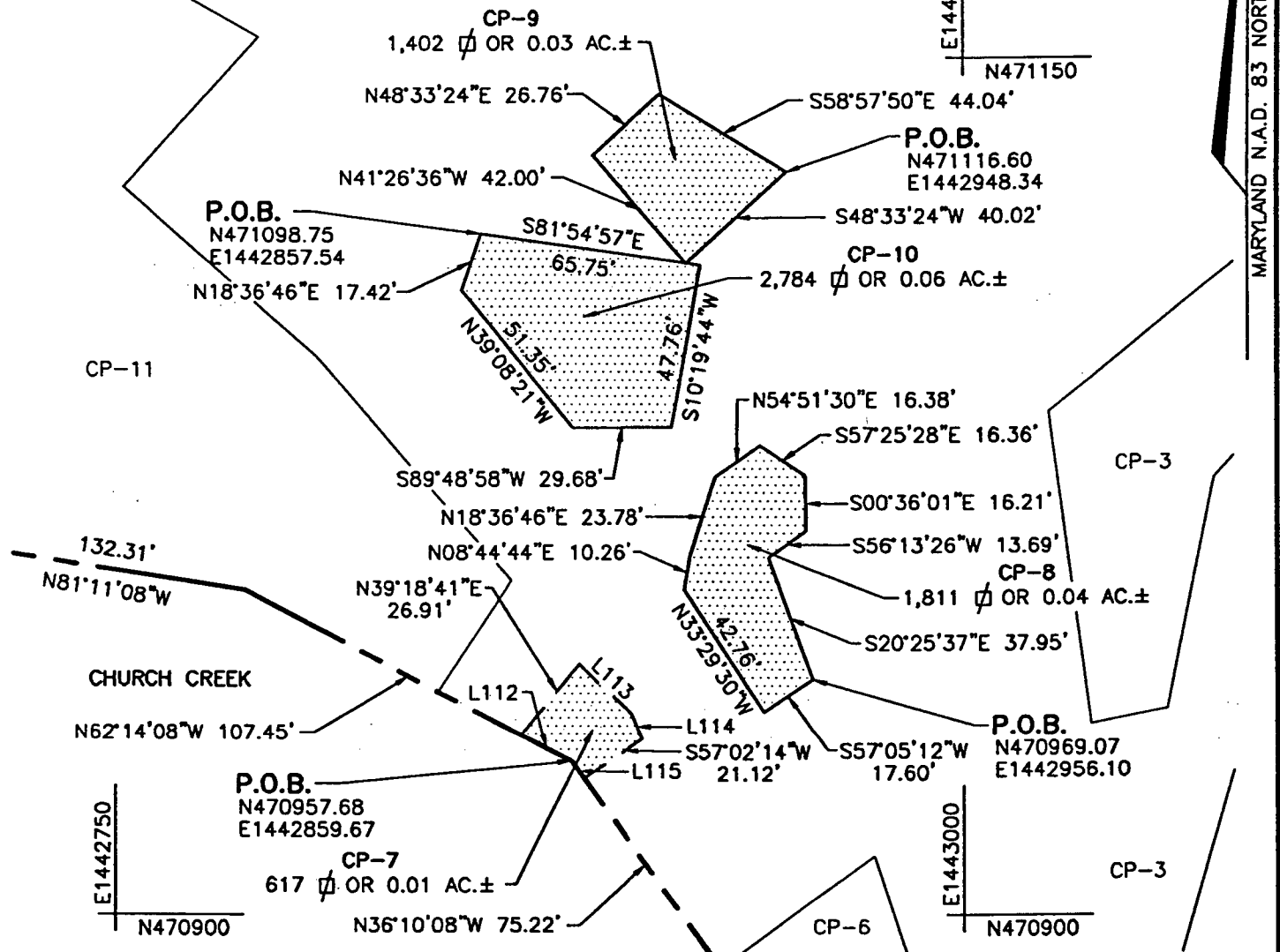
"EXHIBIT B"

NOTE: BOOK 13957 PAGE 116

SEE PLAT 13 FOR LINE  
AND CURVE TABLES

HOMEPORT FARM NO.1, LLC

LIBER 13140, FOLIO 780  
T.M.51 BLK.14 P.28



Scale 1" = 50'

**TERRAIN, INC.**

LAND ENGINEERING & DEVELOPMENT SERVICES  
106 OLD SOLOMON'S ISLAND ROAD  
ANNAPOLIS, MARYLAND 21401

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FAX (410) 266-6128

**LEGEND**

- PROPERTY LINE  
P.O.B. POINT OF BEGINNING  
 CONSERVATION PROPERTY

DRAWN BY : R.N.T.  
CHECKED BY : W.R.A.  
PLAT NO. : 7B  
W.O.# : 04-02-039A

CONSERVATION PROPERTIES  
CP-7 THROUGH CP-10  
HOMEPORT FARM NO. 1, LLC  
T.M.51 BLK.14 P.28

2ND TAX DISTRICT ANNE ARUNDEL CO., MD.

SCALE : 1" = 50'  
DATE : JUNE 16, 2003

**REVISIONS**

DATE	BY

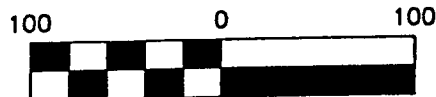
"EXHIBIT B"

Drawing Path: \\Dell4400\Projects\Homeport Farm\0402039A\SURVEY\Plats\HPCP05.dwg

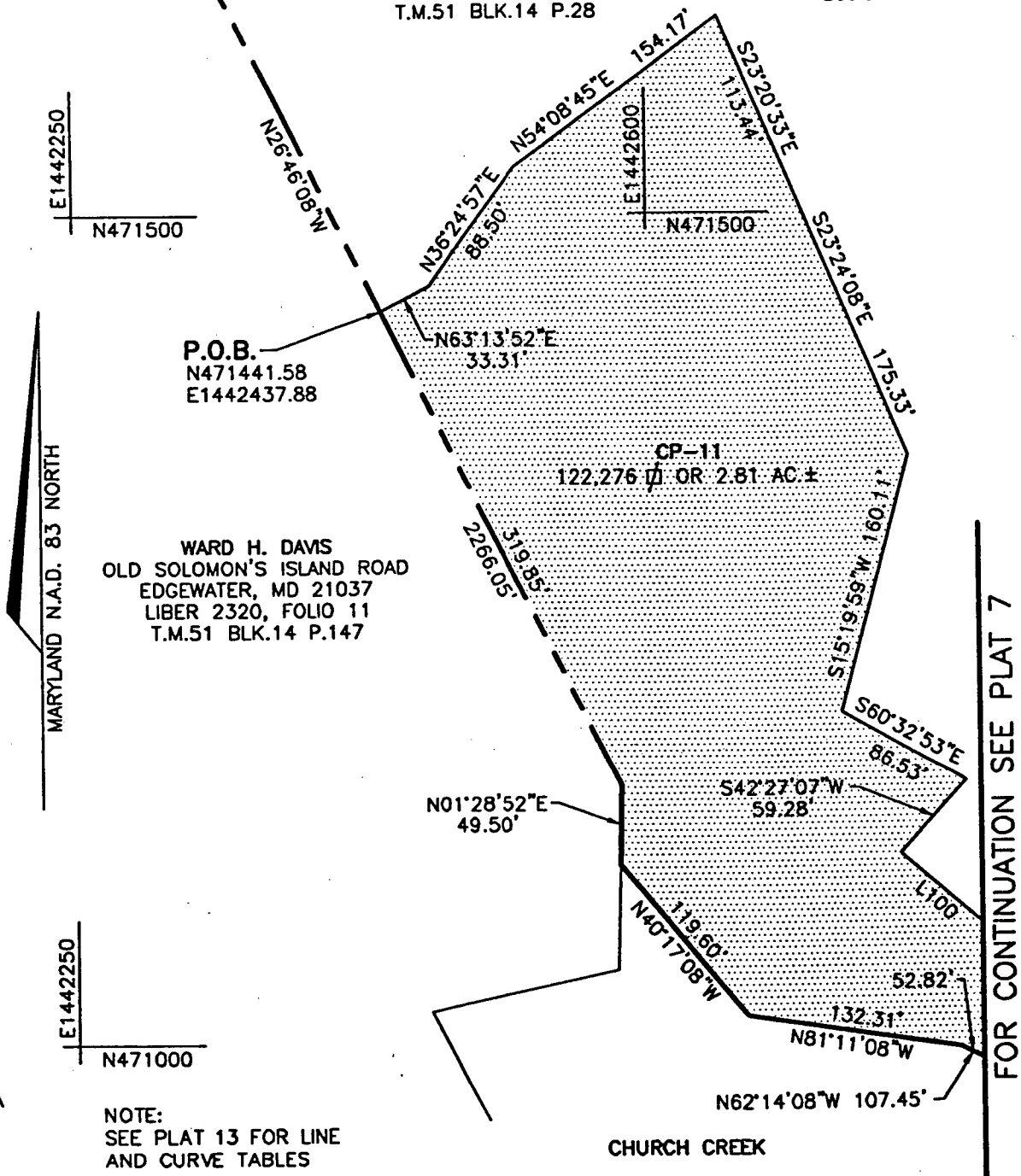
ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) RPD 13957, p. 0116, MSA\_CE59\_14301. Date available 04/05/2004. Printed 05/13/2022.



HOMEPORT FARM NO.1, LLC  
LIBER 13140, FOLIO 780  
T.M.51 BLK.14 P.28



Scale 1" = 100'



# TERRAIN, INC.

LAND ENGINEERING & DEVELOPMENT SERVICES  
106 OLD SOLOMON'S ISLAND ROAD  
ANNAPOLIS, MARYLAND 21401

(410) 266-1100

FAX (410) 266-8128

## LEGEND

- PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- CONSERVATION PROPERTY

DRAWN BY : R.N.T.  
CHECKED BY : W.R.A.  
PLAT NO. : 8  
W.O.# : 04-02-039A

CONSERVATION PROPERTY CP-11  
HOMEPORT FARM NO. 1, LLC  
T.M.51 BLK.14 P.28

2ND TAX DISTRICT ANNE ARUNDEL CO., MD.

SCALE : 1" = 100'  
DATE : JUNE 16, 2003

## REVISIONS

DATE	BY

"EXHIBIT B"

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) RPD 13957, p. 0118, MSA\_CE59\_14301. Date available 04/05/2004. Printed 05/13/2022.

NOTE:  
SEE PLAT 13 FOR LINE  
AND CURVE TABLES

BOOK 13957 PAGE 118

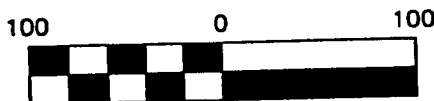
HARVEY & CLAIRE HALL  
2659 SOLOMON'S ISLAND RD.  
ANNAPOLIS, MD 21037  
LIBER 2544, FOLIO 861  
T.M.51 BLK.14 P.146

HOMEPORT FARM NO.1, LLC  
LIBER 13140, FOLIO 780  
T.M.51 BLK.14 P.28

P.O.B.  
N472083.56  
E1442114.04

ALBERT & HELEN TOFT  
2665 SOLOMON'S ISLAND RD.  
ANNAPOLIS, MD 21037  
LIBER 2241, FOLIO 92  
T.M.51 BLK.14 P.234

WARD H. DAVIS  
OLD SOLOMON'S ISLAND ROAD  
EDGEWATER, MD 21037  
LIBER 2320, FOLIO 11  
T.M.51 BLK.14 P.147



Scale 1" = 100'

## TERRAIN, INC.

LAND ENGINEERING & DEVELOPMENT SERVICES  
106 OLD SOLOMON'S ISLAND ROAD  
ANNAPOLIS, MARYLAND 21401

(410) 268-1100

FAX (410) 268-6128

DRAWN BY : R.N.T.

CHECKED BY : W.R.A.

PLAT NO. : 9

W.O.# : 04-02-039A

CONSERVATION PROPERTIES CP-12  
HOMEPORT FARM NO. 1, LLC  
T.M.51 BLK.14 P.28

2ND TAX DISTRICT ANNE ARUNDEL CO., MD.

### LEGEND

- PROPERTY LINE
- - - CRITICAL AREA LINE
- P.O.B. POINT OF BEGINNING
- [Hatched Box] CONSERVATION PROPERTY

SCALE : 1" = 100'  
DATE : JUNE 16, 2003

#### REVISIONS

DATE	BY

"EXHIBIT B"

Drawing Path: \\Dell4400\Projects\Homeport Farm\0402039A\SURVEY\Plats\HPCP02.dwg

100 0 100



Scale 1" = 100'

NOTE:  
SEE PLAT 13 FOR LINE  
AND CURVE TABLES

BOOK 13957 PAGE 119

CP-2

P.O.B.  
N473347.40  
E1442052.06

HOMEPORT FARM, LLLP  
LIBER 3390, FOLIO 806  
T.M.51 BLK.14 P.137

MARYLAND N.A.D. 83 NORTH

E1442500

N473250

E1442500

N473000

E1442000

N473000

HOMEPORT FARM NO.1, LLC  
LIBER 13140, FOLIO 780  
T.M.51 BLK.14 P.28

AREA  
LINE

CP-D  
69,363 ± OR 1.59 AC.±

N22°00'03"W 99.73'

FOR CONTINUATION SEE PLAT 11

## TERRAIN, INC.

LAND ENGINEERING & DEVELOPMENT SERVICES  
106 OLD SOLOMON'S ISLAND ROAD  
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## LEGEND

P.O.B.



CRITICAL AREA LINE

POINT OF BEGINNING

CONSERVATION PROPERTY

DRAWN BY : R.N.T.

CHECKED BY : W.R.A.

PLAT NO. : 10

W.O.# : 04-02-039A

CONSERVATION PROPERTIES  
CP-B AND CP-D  
HOMEPORT FARM NO. 1, LLC  
T.M.51 BLK.14 P.28

2ND TAX DISTRICT ANNE ARUNDEL CO., MD.

SCALE : 1" = 100'  
DATE : JUNE 16, 2003

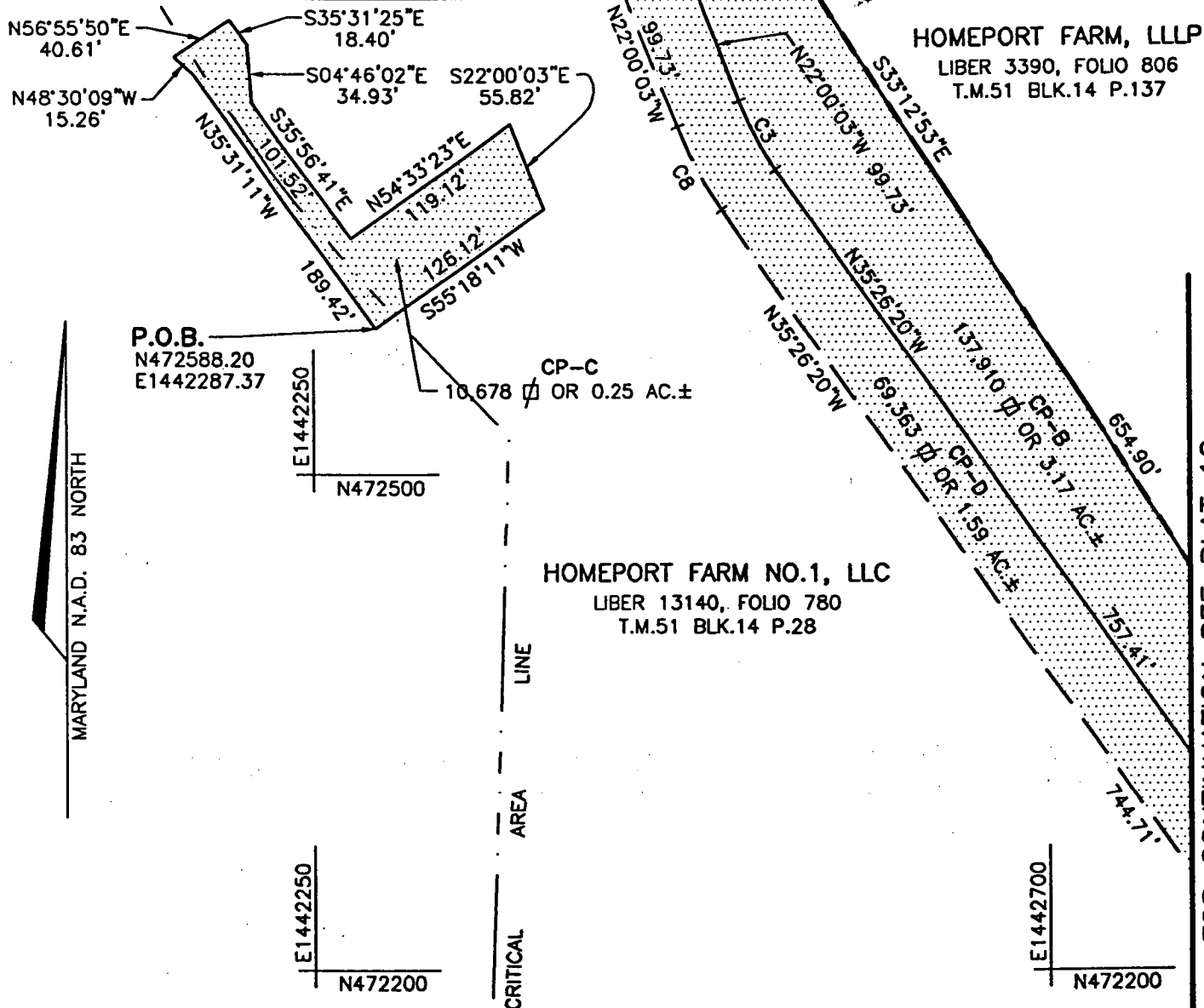
## REVISIONS

DATE	BY

"EXHIBIT B"

Drawing Path: \\Dell4400\Projects\Homeport Farm\0402039A\SURVEY\Plats\HPCP03.dwg

FOR CONTINUATION SEE PLAT 10



FOR CONTINUATION SEE PLAT 12

NOTE:  
SEE PLAT 13 FOR LINE  
AND CURVE TABLES

**TERRAIN, INC.**

**LAND ENGINEERING & DEVELOPMENT SERVICES**  
106 OLD SOLOMON'S ISLAND ROAD  
ANNAPOLIS, MARYLAND 21401

(410) 268-1100

FAX (410) 268-0128

**LEGEND****P.O.B.**

CRITICAL AREA LINE  
POINT OF BEGINNING

CONSERVATION PROPERTY

SCALE : 1" = 100'  
DATE : JUNE 16, 2003

**REVISIONS**

DATE	BY

DRAWN BY : R.N.T.

CHECKED BY : W.R.A.

PLAT NO. : 11

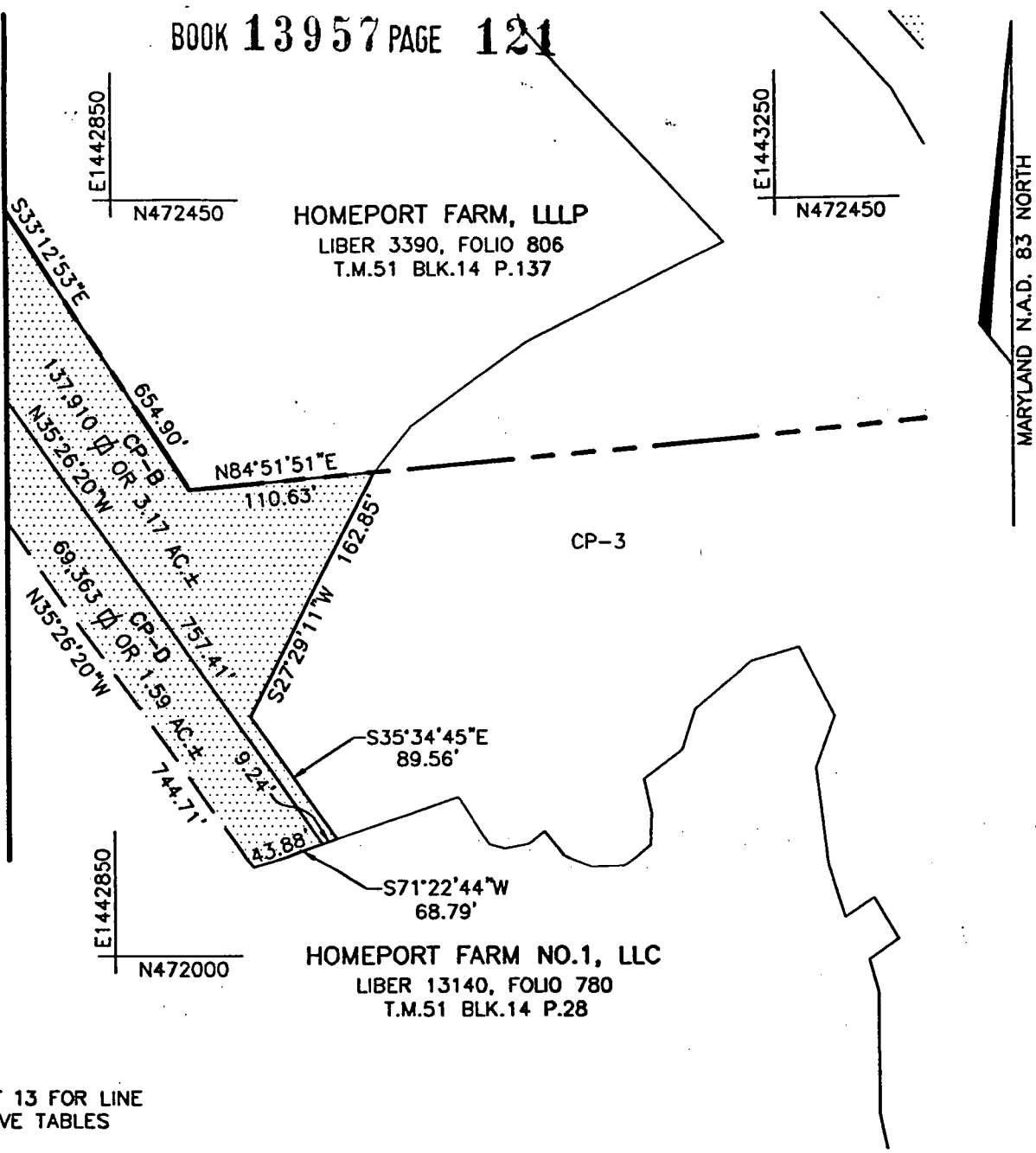
W.O.# : 04-02-039A

CONSERVATION PROPERTIES  
CP-B, CP-C AND CP-D  
HOMEPORT FARM NO. 1, LLC  
T.M.51 BLK.14 P.28

2ND TAX DISTRICT ANNE ARUNDEL CO., MD.

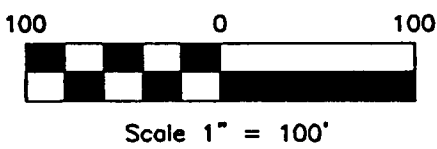
**"EXHIBIT B"**

FOR CONTINUATION SEE PLAT 11



MARYLAND N.A.D. 83 NORTH

NOTE:  
SEE PLAT 13 FOR LINE  
AND CURVE TABLES



**TERRAIN, INC.**  
**LAND ENGINEERING & DEVELOPMENT SERVICES**  
 106 OLD SOLOMON'S ISLAND ROAD  
 ANNAPOLIS, MARYLAND 21401  
 (410) 266-1100 FAX (410) 266-0129

**LEGEND**

 CONSERVATION PROPERTY

DRAWN BY : R.N.T.  
 CHECKED BY : W.R.A.  
 PLAT NO. : 12  
 W.O.# : 04-02-039A

CONSERVATION PROPERTIES  
 CP-B AND CP-D  
 HOMEPORT FARM NO. 1, LLC  
 T.M.51 BLK.14 P.28

SCALE : 1" = 100'  
 DATE : JUNE 16, 2003

REVISIONS	
DATE	BY

"EXHIBIT B"

2ND TAX DISTRICT ANNE ARUNDEL CO., MD.



LINE DATA TABLE

NO.	BEARING	DIST.
L1	S27°49'17"E	41.83
L2	S29°09'13"W	39.62
L3	S34°43'19"E	47.73
L4	S64°06'45"E	23.56
L5	S80°56'21"E	69.24
L6	S45°14'33"W	35.32
L7	S04°35'16"W	40.44
L8	S32°01'58"W	51.44
L9	S81°48'47"W	27.25
L10	N62°14'32"W	29.35
L11	N07°55'23"W	33.54
L12	S78°25'49"W	14.82
L13	N28°04'54"W	25.67
L14	N75°22'46"W	32.33
L15	N72°37'21"W	44.80
L16	N17°22'39"E	67.04
L17	N59°46'56"E	61.28
L18	N48°05'32"E	21.32
L19	N07°43'38"E	27.08
L20	N62°17'58"W	19.79
L21	N70°29'13"W	31.66
L22	S53°41'15"W	13.67
L23	S26°10'24"W	20.56
L24	S56°19'25"W	26.85
L25	N33°35'10"W	35.58
L26	N30°41'08"W	71.30
L27	N17°23'46"E	26.09
L28	N78°36'41"W	38.13
L29	N11°38'58"W	30.27
L30	S75°47'50"E	52.13
L31	S52°23'48"E	46.16
L35	N45°35'23"E	79.09
L36	N41°04'33"W	56.06
L37	N77°36'06"E	69.92
L38	N10°12'49"E	28.52
L39	S89°29'53"W	28.68
L40	N28°40'13"W	36.92
L41	S72°56'53"W	53.52

LINE DATA TABLE

NO.	BEARING	DIST.
L42	N55°58'56"W	57.05
L43	N60°00'40"E	43.41
L44	N62°00'00"W	33.32
L45	N21°55'54"E	33.23
L46	N84°50'52"W	24.67
L47	N43°14'29"W	102.59
L48	N31°03'48"W	93.49
L49	N43°32'46"W	29.41
L50	S46°26'51"W	15.26
L51	N44°05'26"W	63.09
L52	S62°08'36"W	63.99
L53	N48°55'34"W	23.60
L54	S66°02'30"W	30.07
L55	N09°15'24"E	37.51
L56	N52°13'13"W	57.74
L57	N85°25'20"W	40.12
L58	N56°06'49"W	48.82
L59	S57°05'07"W	65.77
L60	S40°20'32"W	45.35
L61	N64°07'50"W	15.89
L62	N41°06'27"E	83.70
L63	N29°09'05"E	50.74
L64	N46°44'09"W	43.35
L65	S50°50'33"W	53.53
L65A	S41°06'27"W	40.65
L66	S02°08'25"W	60.10
L67	S79°24'34"W	26.48
L68	N02°11'41"E	101.22
L69	N81°33'52"W	13.40
L70	S01°40'15"W	58.74
L71	N65°44'12"W	58.94
L72	N07°19'47"W	58.50
L73	N20°20'41"E	32.94
L74	N27°52'11"W	45.96
L75	S74°41'20"W	30.29
L76	S50°17'44"W	44.59
L77	S18°32'10"W	25.29
L78	S53°11'51"W	29.03

LINE DATA TABLE

NO.	BEARING	DIST.
L79	S12°48'29"E	20.00
L80	S02°38'46"W	19.71
L81	S52°08'23"W	20.00
L82	S87°56'35"W	20.00
L83	N66°14'46"W	18.50
L84	N40°00'18"W	18.50
L85	S52°55'03"W	12.40
L86	S78°27'23"W	14.40
L87	N74°55'30"W	9.86
L88	N33°39'14"W	33.30
L89	S71°22'44"W	76.29
L90	S30°41'08"E	71.36
L91	N54°13'08"E	56.31
L92	S16°39'46"W	55.88
L93	S55°02'59"E	31.39
L94	S17°04'11"E	41.56
L95	S11°41'05"E	39.52
L96	S50°04'07"E	25.39
L97	S02°42'42"E	20.69
L98	N86°01'21"W	49.55
L99	N12°21'39"W	95.67
L100	S49°00'56"E	74.87
L101	S41°14'01"E	75.64
L102	S33°17'06"W	43.01
L103	N77°41'53"W	39.35
L104	N14°58'11"E	34.66
L105	S88°03'19"E	11.56
L106	S17°12'31"E	26.99
L107	S23°21'40"E	18.87
L108	S49°02'16"W	24.14
L109	N23°34'44"E	26.87
L110	S58°42'23"W	40.74
L111	S83°52'01"E	43.18
L112	N62°14'08"W	16.61
L113	S47°14'43"E	21.56
L114	S23°16'10"E	8.10
L115	N36°10'08"W	6.19

CURVE DATA TABLE

NO.	RAD.	LEN.	CHORD
C1	1127.20	141.14	S17°40'19"W 141.05
C2	1127.20	176.91	N18°34'52"E 176.73
C3	203.00	47.61	N28°43'11"W 47.50
C4	305.00	227.83	N43°23'59"W 222.57
C5	95.00	41.57	N52°15'52"W 41.24
C6	168.00	124.28	N18°32'17"W 121.46
C7	122.50	57.33	N25°38'09"E 56.81
C8	245.00	57.46	N28°43'12"W 57.33
C9	263.00	196.45	N43°23'59"W 191.92
C10	137.00	59.94	N52°15'52"W 59.47
C11	210.00	169.58	N16°35'45"W 165.01
C12	5.00	3.45	N26°18'52"E 3.38
C13	80.50	16.01	N39°58'33"E 15.98
C14	7.00	6.48	N52°01'15"E 6.25

**TERRAIN, INC.**

LAND ENGINEERING & DEVELOPMENT SERVICES  
106 OLD SOLOMON'S ISLAND ROAD  
ANNAPOLIS, MARYLAND 21401

(410) 266-1160

FAX (410) 266-6129

DRAWN BY : R.N.T.

CHECKED BY : W.R.A.

PLAT NO. : 13

W.O.# : 04-02-039A

CONSERVATION PROPERTIES  
CP-1 THROUGH CP-12 AND  
CP-A THROUGH CP-D  
HOMEPORT FARM, LLLP  
T.M.51 BLK.14 P.137  
HOMEPORT FARM NO. 1, LLC  
T.M.51 BLK.14 P.28

2ND TAX DISTRICT ANNE ARUNDEL CO., MD.

SCALE : 1" = 100'

DATE : JUNE 16, 2003

REVISIONS

DATE BY

"EXHIBIT B"

## Attachment E

Letter from the County Executive Stuart Pittman

To the residents of The Homeport subdivision

Dated June 28, 2024, and received by the residents on July 3, 2024



Department of Recreation and Parks  
1 Harry S. Truman Parkway  
Annapolis, MD 21401  
410-222-7300  
[rpevents@aacounty.org](mailto:rpevents@aacounty.org)  
<https://aarecparks.org/website>

**June 28, 2024**

## **Waterside Chat and Listening Session**

**WHO: Anne Arundel County Executive Steuart Pittman and the Department of Recreation and Parks (DRP)**

**WHAT: Homeport Farm Park - Water Access Discussion**

**WHEN: Tuesday, July 9, 2024, at 6:30 PM**

**WHERE: Homeport Farm Park: 11 Homeport Drive, Edgewater, Md 21037**

Please join County Executive Pittman and DRP for a waterside chat and listening session on Tuesday, July 9, at 6:30 p.m. at Homport Park to discuss expanding water access options at Homport Farm Park. The 25.15-acre park currently features a cartop water vessel launch and parking areas.

Due to limited seating outside, please register to reserve your waterside spot at [aarecparks.org/homeportwateraccessdiscussion](https://aarecparks.org/homeportwateraccessdiscussion). This registration also serves as the Zoom link for an online meeting in case of inclement weather.

The public will have an opportunity to provide comments during the meeting, or they can be submitted via email to [homeport-farms@aacounty.org](mailto:homeport-farms@aacounty.org) by August 6, 2024, at 6 pm.

Stay updated at <https://www.aacounty.org/recreation-parks/capital-projects> for more information.

For accommodations, contact DRP Marketing at 410-222-7582 or email [rpneid23@aacounty.org](mailto:rpneid23@aacounty.org) at least seven days before the event. TTY users, please call Maryland Relay 7-1-1.

Para servicios de interpretación de idiomas, contacte al DRP al 410-222-7582 o email [rpneid23@aacounty.org](mailto:rpneid23@aacounty.org) al menos siete días antes del evento.